



Rock Lodge Mill Road, Swanland, East Yorkshire, HU14 3PL

- 📍 Design and Build Project
- 📍 Unique Avant-Garde Home
- 📍 Single Storey Accom.
- 📍 Council Tax Band =
- 📍 Over 3,000 sq. feet
- 📍 High Quality Specification
- 📍 0.48 Acre Plot Overall
- 📍 Freehold/EPC =

Guide Price £895,000

INTRODUCTION

A fabulous opportunity exists to get involved with a new build project and help create a layout and a specification that suits your own individual needs through collaboration with the developer. This superlative detached avant-garde home is arranged on one floor with accommodation extending to over 3,000sq. feet. The proposed layout currently affords 5 beds/3 baths together with contemporary living space with all mod cons. The property is attractively tucked away behind no's 4 and 6 Mill Road, thus being well set back from the road and approached across its own private driveway with the overall plot extending to around 0.48 acre. Gardens will surround the property and can be landscaped appropriately.

Features include:

- Private Driveway with Electric Gated Access
- Established boundaries
- Generous car parking and turning
- Over 3,000sq. feet of accom.
- Aluminium colour coordinated glazing to windows and doors
- Aluminium colour coordinated gutters and fall pipes
- Energy efficient gas fired underfloor heating throughout living space
- All floor coverings included to choice with agreed budget
- Bathrooms and en-suites tiled to customers choice to agreed budget to enable flexibility for customer choice.
- Fully fitted bespoke kitchen and utility room to include all appliances to agreed budget and design
- Fully integrated digital and TV system throughout the home to all rooms
- Fully integrated security alarm system
- Contemporary external patio and entertaining space

THE DEVELOPER

The property is to be built by the renowned local developer Messers Villawood Homes who have a track record of creating some of the best and most individual new build properties locally.

LOCATION

Mill Road lies to the west of Swanland village centre and connects into West End. Swanland is one of the areas most sought after villages and has an attractive centre where a number of amenities can be found including a convenient store/post office, chemist, public house, coffee shop etc. There are a number of recreational facilities such as a tennis and bowls club and children playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school in Melton. A number of public schools are also available. Convenient access to the A63 leads to Hull City centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough providing intercity connections.

Kingston Upon Hull - 8 Miles

Beverley - 8 Miles

York - 39 Miles

Lincoln - 41 Miles

Leeds - 53 Miles

THE PROCESS

An intending purchaser is to collaborate with the developer (Messers Villawood Homes) to formalise a layout and specification which suits thus creating the perfect home!



ROOMS AND DIMENSIONS

(as depicted on the attached floorplan)

ENTRANCE HALL - 13'0" x 11'7"

CLOAKS - 5'10" x 7'6"

W.C. - 3'6" x 7'6"

UTILITY ROOM - 9'10" x 9'10"

KITCHEN/DINING/DAY ROOM - 32'2" x 19'8"

SITTING ROOM - 21'3" x 16'6"

BEDROOM 1 - 18'0" x 11'11"

EN-SUITE - 9'1" x 11'7"

DRESSING ROOM - 8'5" x 11'7"

BEDROOM 2 - 13'4" x 11'10"

EN-SUITE - 4'3" x 13'4"

BEDROOM 3 - 12'9" x 13'1"

EN-SUITE - 8'2" x 4'3"

BEDROOM 4 - 12'9" x 13'1"

BEDROOM 5 - 12'9" x 13'6"

FAMILY BATHROOM - 14'1" x 9'10"

TENURE

Freehold

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



