



The Gables, Kemp Road, Swanland, HU14 3LZ

FINE & COUNTRY

EXPLORE THE GABLES ON KEMP ROAD, SWANLAND
A PRIME RESIDENCE IN A HIGHLY SOUGHT AFTER VILLAGE



Welcome to The Gables on Kemp Road where prime living meets understated luxury in the heart of Swanland. This five-bedroom residence stands as a testament to both elegance and functionality.

1. Summary:

With five bedrooms, three bathrooms, and three receptions, this beautifully presented home offers a rare blend of luxury and practicality. Surrounded by excellent amenities and highly regarded schools, it provides a balance of convenience and comfort. The impressive entrance hall leads to an open-plan dining/living/kitchen area and a utility room. Tucked away behind electric gates, the private mature plot spans nearly half an acre, making this property an exclusive haven.

2. Agent's Perspective:

Beyond the discreet electric gates lies a private mature plot, nearly half an acre in size. This substantial outdoor space is a rare find in such a desirable location, offering tranquility and seclusion without compromising the village's charm.

Inside, the property exudes sophistication, starting with an impressive entrance hall that creates a warm welcome. The open-plan dining/living/kitchen area seamlessly fuses contemporary design with practicality, providing a versatile space for everyday living and social gatherings. The adjacent utility room adds a dash of convenience to the seamless flow of the home.

With five bedrooms and three bathrooms, this residence is well-suited for families and those who enjoy hosting guests. The three reception rooms offer flexibility, allowing you to tailor the spaces to suit your lifestyle. The entire property is beautifully presented, ensuring a move-in-ready experience for its new occupants.





The location is another highlight, with Swanland renowned for its excellent amenities and highly regarded schools. Families will appreciate the village atmosphere, coupled with the accessibility to essential facilities, creating an ideal living environment.

In summary, The Gables is more than a house; it's a home that seamlessly marries elegance with practicality, luxury with convenience. The private mature plot, sophisticated interiors, and prime location make this property a rare find within the heart of Swanland.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

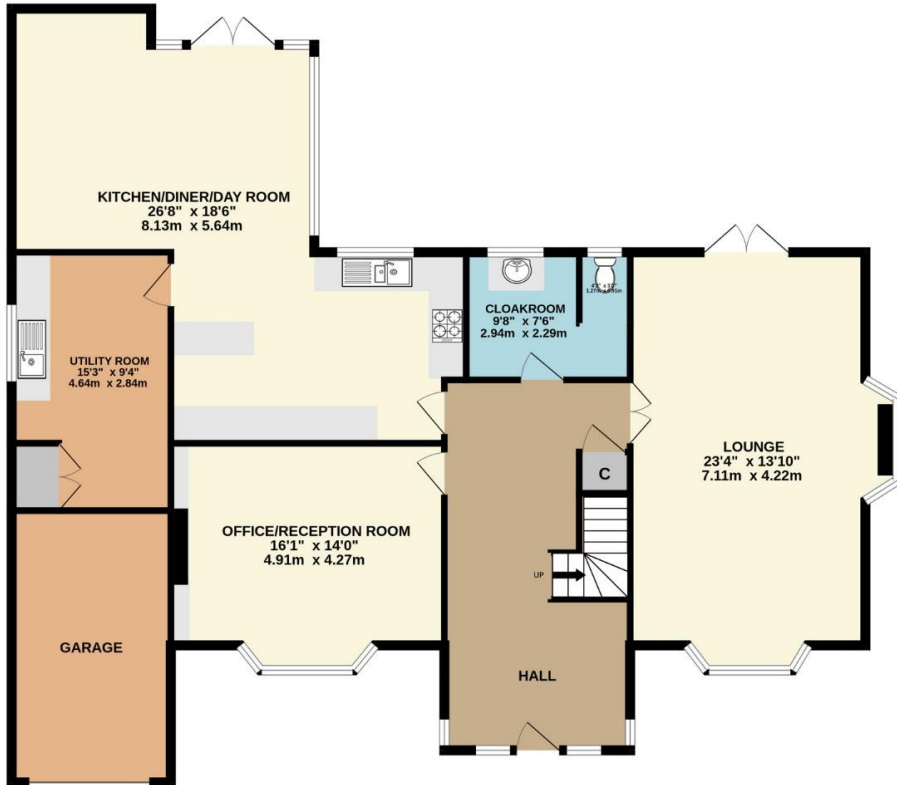
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



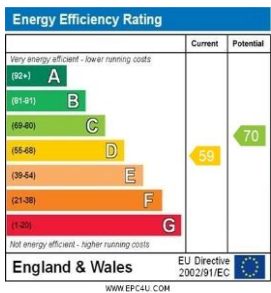
1ST FLOOR
1293 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.

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