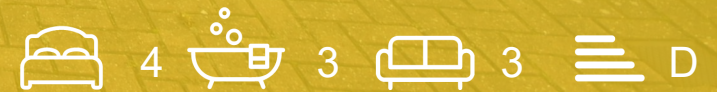


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grays



20 The Paddock, Cottingham, HU16 4RA

£450,000





20 The Paddock

Cottingham, HU16 4RA

- CHARACTER FAMILY HOME
- GENEROUS ROOM SIZES
- 3 RECEPTION ROOMS
- THREE BATHROOMS
- GENEROUS PARKING AND GARAGE
- VERSATILE LAYOUT
- PRIVATE PLOT
- 4 DOUBLE BEDROOMS
- OVER 2100 SQUARE FEET IN SIZE

CHARACTER FAMILY HOME SITUATED IN A PEACEFUL CUL-DE-SAC SETTING A MOMENTS WALK FROM COTTINGHAM VILLAGE CENTRE.

Creating an irresistible combination of external character within a private plot setting, with a smartly appointed interior. Internal viewing is highly advised to appreciate the opportunity available.

Offering a number of flexible reception spaces the property comes suitable for a range of applicants requirements with an emphasis placed on generous room proportions throughout.

The versatile arrangement of living space comprises; Entrance Vestibule, Reception Lounge, Sitting Room, Dining Space open plan to the Kitchen, Utility Room, rear Hallway with integral garage access and separate W.C.

To the first floor a gallery landing provides access to a Master Bedroom with an impressive En-suite Bathroom, Guest Bedroom with En-suite Bathroom, 2 further double Bedrooms, House Bathroom and Drying Cupboard.

Externally, a well screened frontage offers parking for numerous vehicles with garaging. The rear garden remains enclosed with Botanical Garden views enjoying good levels of privacy throughout.

Viewing by appointment only with Staniford Grays.



£450,000



ENTRANCE VESTIBULE

A welcoming entrance to this character family home with a number of traditional details and styling, provided via a glazed crescent entrance door leading to...

SITTING ROOM/ DINING ROOM

19'4" x 16'4" (5.90 x 4.99)

With crescent bay window, panel detailing in a traditional style throughout, wall light points, feature stained glass insert, understairs storage cupboard, additional hanging rails in cloakroom storage area and open staircase to gallery landing. With access provided to further reception rooms and the kitchen space.

RECEPTION LOUNGE

21'7" x 14'0" (6.58 x 4.28)

Boasting generous proportions throughout with front facing bay window and outlook to the rear garden via French doors with lead inserts. A central focal point is provided via a cast iron log burning stove with stone hearth, mantel and surround. Additional picture lights to the alternate wall length.

KITCHEN/ DINING AREA

18'2" x 14'4" (5.56 x 4.38)

Being open plan throughout offering a dedicated area suitably sized to accommodate dining table, with cupboard and recess to alternate wall length and picture rail leading open plan through to a traditionally styled Shaker kitchen.

With lead inset uPVC double glazed to the rear and side elevations and contrasting work surfaces wrapping round to a dedicated breakfast bar area. Inset sink and drainer, space is provided for a number of freestanding low level white goods with a Rangemaster stove with extractor canopy over and downlighters, providing full outlook to gardens and enjoying good levels of natural daylight.

REAR ENTRANCE

14'0" x 4'11" (4.27 x 1.50)

With uPVC double glazed access door leading to garden and external access provided to integral garage and cloakroom WC.

CLOAKROOM WC

4'10" x 2'9" (1.49 x 0.86)

With tiling to splashbacks, low flush WC and pedestal wash hand basin.

UTILITY ROOM

8'1" x 12'6" (2.48 x 3.83)

Of a generous size with a range of fitted wall and base units, inset sink and drainer. Space for low level white goods, tiling to splashbacks, uPVC lead inset window to rear garden outlook also.

GALLERY LANDING

19'6" x 7'8" (5.96 x 2.35)

Of an excellent size leading to four double bedroom with apex style uPVC double glazed lead insert window, panel detailing and access to ...

DRYING CUPBOARD

5'7" x 4'4" (1.72 x 1.34)

MASTER BEDROOM

16'11" x 13'6" (5.17 x 4.12)

A most impressive master bedroom with a range of fitted wardrobes with locker storage over. Feature vanity mirror with spotlights and uPVC double glazed picture window providing full outlook to the rear garden. Leading to...



ENSUITE BATHROOM

Immaculately appointed and of striking design offering luxurious ensuite to the Master bedroom with uPVC double glazed picture window providing further garden views. Elliptical contemporary style freestanding bath with chrome fitted floor mounted tap point. Twin sink units with vanity storage below and chrome tap furniture. Separate and self contained shower area with wall mounted shower head, shower screen and drainer to floor with porcelain style marble effect high gloss tiling to full floor and wall coverings. Contemporary style radiator and fully back lit over sized wall mounted mirror.

14'10" x 8'8" (4.54 x 2.66)

BEDROOM TWO

With uPVC double glazed window to front outlook and fitted wardrobes to wall length.

14'2" x 12'0" (4.34 x 3.67)

BEDROOM THREE/ GUEST BEDROOM

With uPVC double glazed window to the immediate front outlook, storage cupboard and access provided to...

11'0" x 11'0" (3.36 x 3.36)

ENSUITE SHOWER ROOM

With double glazed privacy window to the front outlook. Three piece suite comprising of traditionally styled pedestal wash hand basin, low flush WC, panel bath with wall mounted showerhead and shower screen over, traditional styled tiling with decorative border insert and heated towel rail.

BEDROOM FOUR

Again boasting double bedroom proportions with uPVC double glazed outlook to rear.

14'0" x 9'2" (4.28 x 2.80)

HOUSE BATHROOM

With immaculately appointed white sanitaryware including corner shower cubicle with wall mounted shower head and console, low flush WC, pedestal wash hand basin, neutral wall tiling to splashbacks and wall mounted back lit mirror.

8'5" x 9'11" (2.58 x 3.04)

EXTERNAL

The Paddock itself remains conveniently positioned within walking distance of Cottingham Village Centre and offers a discreet cul-de-sac position of similar character traditional style family homes. Historically the area has proven popular with a range of purchaser profiles, with the subject dwelling offering privacy to the immediate front boundary perimeters with herbaceous Privet hedging screening itself from The Paddock roadside. Vehicular access is granted to the property via a brick sett driveway offering ample parking provision for numerous vehicles, in turn leading to an integral garage with up and over access door. Further laid to lawn grass, planting and shrubbery also exists with wall to the side perimeter boundary also.

To the rear garden a pathway extends from the immediate building footprint with further patio terrace and veranda extending from the lounge space. A laid to lawn grass section exists beyond with botanical garden views and further herbaceous screening and planting.

AGENTS NOTE

With traditional styling throughout and ready to move in condition, means this well appointed family home comes ideally suited for family profiles with inspection available through the sole selling agent Staniford Grays.

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected. We understand the current Council Tax Band to be F

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC