

**staniford**  
grays



38 Cleminson Gardens, Cottingham, HU16 4RW

£439,950





# 38 Cleminson Gardens

Cottingham, HU16 4RW

£439,950

- IMMACULATELY APPOINTED HOME
- UP TO 5 BEDROOMS
- PRINCIPLE SUITE TO SECOND FLOOR LEVEL
- VERSATILE LAYOUT
- INTERNAL LAYOUT APPROACHING 1700 SQUARE FEET IN SIZE
- MATURE SOUTH FACING GARDENS
- 3 BATHROOMS
- DISCREET CUL-DE-SAC POSITION
- CENTRAL COTTINGHAM POSITION

DETACHED FAMILY HOME LOCATED IN A PREMIUM COTTINGHAM LOCATION WITH A WELL SPECIFIED INTERIOR.

Offering a spacious internal layout approaching 1700 square feet in size, with an excellent balance of reception space and bedroom accommodation.

The arrangement of living space offers complete versatility to three floor levels comprising; Reception Hallway, Formal Lounge space with front facing views, dedicated Dining Room, an open plan Breakfast Kitchen benefiting from rear views with access into a Utility Room and Cloakroom W.C.

To the first floor, a landing provides access to Four Bedrooms and House Bathroom. The Guest Suite enjoys an En-Suite Shower Room.

To the second floor level, an impressive Principal Suite with an En-Suite Bathroom features and Dressing Room/Nursery.

Externally a driveway provides access to a garage. Private and mature South facing gardens remaining unique to the property.

Internal inspection is invited to appreciate the size of home on offer and attention to detail throughout.



## ENTRANCE HALLWAY

A welcoming entrance to this well presented family home, providing living accommodation to three floor levels. Accessed via a composite entrance door with stained glass detailing, high gloss porcelain tiling to entrance hallway with staircase to first floor level with balustrade and spindles. Access is provided to ground floor reception spaces and cloakroom WC.

## CLOAKROOM/ WC

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

## RECEPTION LOUNGE

15'10" x 10'11" (4.83 x 3.35)

Enjoying good levels of natural daylight with walk in uPVC double glazed window and French doors leading through to.....

## DINING ROOM

10'11" x 10'11" (3.34 x 3.33)

Used by the current vendors as a formal dining space with access provided through to the breakfast kitchen also and French doors leading to the external patio terrace.

## BREAKFAST KITCHEN

15'11" x 10'4" (4.87 x 3.16)

Benefiting from modern styling throughout with a range of fitted wall and base units in a high gloss finish with contemporary furniture and contrasting work surfaces over. Mid-level Zanussi oven with induction hob, stainless steel splashback and ceiling suspended extractor canopy, inset one and a half bowl Blanco sink and drainer with feature mixer tap. Integrated appliances include dishwasher and fridge freezer. Porcelain tiling to floor coverings, uPVC double glazed window to the rear outlook with French doors leading to the external terrace with mid level TV point and further space for breakfast table and access to....

## UTILITY ROOM

5'11" x 5'0" (1.82 x 1.53)

With personnel door to side of property, a range of fitted wall and base units with integrated washing machine, cupboard housing boiler and floor tiling with sink and drainer also.

## FIRST FLOOR LANDING

With uPVC double glazed window to the front outlook, two deep storage cupboards with fitted shelving and one housing hot water cylinder.



**BEDROOM TWO/ GUEST BEDROOM**

12'6" x 11'6" (3.83 x 3.53)

With uPVC double glazed window to frontage, sliding wardrobes to one wall length and access to....

**ENSUITE SHOWER ROOM**

7'6" x 4'11" (2.29 x 1.50)

Immaculately appointed throughout with contemporary style sanitaryware including low flush WC, pedestal wash hand basin, double walk in shower cubicle, privacy window to side, feature tiling with complimentary floor tiling also and inset spotlights to ceiling.

**BEDROOM THREE**

11'3" x 16'2" (3.45 x 4.95)

With uPVC double glazed window to the rear elevation and of double bedroom proportions.

**BEDROOM FOUR**

11'2" x 9'1" (3.42 x 2.78)

With uPVC double glazed window to the rear and of double bedroom proportions.

**BEDROOM FIVE**

13'6" x 8'6" at longest and widest point. (4.14 x 2.60 at longest and widest point. )

With uPVC double glazed window to frontage.

**HOUSE BATHROOM**

7'5" x 6'10" (2.27 x 2.10)

Well appointed with three piece suite including panel bath with shower screen, wall mounted head and console, pedestal basin, low flush WC, privacy window to rear, pearlescent tiling to splashbacks and partial wall coverings with tiled flooring to remainder and inset spotlights to ceiling.

**SECOND FLOOR**

**PRINCIPAL BEDROOM**

17'9" x 11'3" at longest and widest point. (5.42 x 3.43 at longest and widest point. )

Boasting generous proportions with excellent levels of natural daylight via quad Velux roof lights and sliding wardrobes to full wall length. An additional dressing area features in turn leading through to....

**ENSUITE BATHROOM**

8'0" x 5'10" (2.45 x 1.80)

Featuring panel bath with shower head and console over and shower screen. Low flush WC, pedestal wash hand basin, Velux roof light, feature tiling to wall coverings and splashbacks with complementary tiling to floor covering.

**NURSERY/ SEPARATE DRESSING ROOM**

11'3" x 8'4" (3.44 x 2.55)

With Velux roof light, has potential to be used for a multitude of purposes leading off the inner landing from the principal bedroom.

**EXTERNAL**

Cleminson Gardens remains conveniently positioned within walking distance of Cottingham village centre. Offering a number of uniquely designed and modern styled properties within this parklands setting, with the subject property benefiting from a discreet cul-de-sac position with a driveway to property frontage, with up and over access door to garage with full power and lighting. Gated access leads through to the mature and private South facing gardens with a patio terrace extending from the immediate building footprint with laid to lawn grass section and feature Sycamore tree with established planting, shrubbery and borders with boarded fencing to perimeter boundaries also. External tap and light points.

**COUNCIL TAX:**

We understand the current Council Tax Band to be F

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Leasehold.

Lease Created 2013 for approx 988 years. £150 ground rent per annum. Service charge approximately £250 per annum.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.