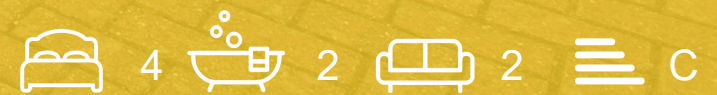


# staniford grays



23 Meadow Way, Cottingham, HU16 5EF

£339,950





# 23 Meadow Way

Cottingham, HU16 5EF

- EXTENDED FAMILY HOME
- OPEN PLAN DINING KITCHEN
- 4 BEDROOMS
- DRIVEWAY AND DOUBLE GARAGE
- VIEWING ADVISED
- DISCREET CUL-DE-SAC POSITION
- BRIGHT AND SPACIOUS ROOMS
- 2 BATHROOMS
- PRIVATE WRAPAROUND GARDENS

WELL POSITIONED 4 BEDROOM HOME IN DISCREET CUL-DE-SAC POSITION.

Advised for viewing and presented to the market is this modern family home with private gardens to two elevations .

Having being upgraded internally to provide open plan family living, with the benefit of modern fixtures and fittings throughout and coming ready for immediate occupation.

The versatile arrangement of living space comprises to the ground floor; Entrance Hallway, Cloakroom W.C., Bright reception Lounge, Dining Area open plan to a well specified Kitchen and Garden Room extension. To the first floor level a leads to three Double Bedrooms with a Shower Room to the principal Bedroom and a further single Bedroom and a House Bathroom.

Off-set from the quiet residential cul-de-sac of Meadow Way with parking provision for multiple vehicles to the driveway and Double Garage.

Private facing gardens to two sides offering complete privacy with early inspection invited given the appeal of home on offer.



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## GROUND FLOOR

### STORM PORCH

### ENTRANCE HALLWAY

A welcoming entrance to this deceptively spacious family home, accessed via uPVC double glazed entrance door, with staircase approach to first floor level, storage cupboard and access to ground floor reception spaces, with laminate to floor coverings.

### CLOAKROOM / W.C

With uPVC double glazed privacy window to the front outlook, low flush w.c, inset basin to vanity unit with storage locker over. 8'3" x 2'9" (2.53 x 0.85)

### RECEPTION LOUNGE

Enjoying excellent levels of natural daylight with a dual aspect to the front via uPVC double glazed window and French doors leading to the external patio terrace. Suitably sized to accommodate furniture suite, with focal point provided via cast iron log burning stove and feature chimney. 19'9" x 11'7" (6.03 x 3.55)

### OPEN PLAN KITCHEN / DAY ROOM

The vendors have created an open plan kitchen / reception space suitable for the needs and requirements of modern family living, extending to dedicated kitchen area.

### KITCHEN AREA

Well appointed throughout with a range of modern wall and base units with complementary work surface over. A central focal point is provided via a kitchen island with storage, a number of integrated appliances including 1.5 half bowl sink & drainer, double oven, gas hob with extractor canopy. Space for separate washing machine & dryer, generous space for further white goods. Access to understairs storage style pantry cupboard. Leading through to Garden Room with uPVC double glazed window providing outlook to rear. Open plan through to... 14'11" x 7'10" (4.55 x 2.40)

### DINING / RECEPTION SPACE

With tiled flooring continuing throughout, uPVC double glazed window to front outlook and further storage via wall and base units with work surfaces over. 11'0" x 11'5" (3.37 x 3.50)

### GARDEN ROOM

With full garden vista, used all year round, with an enclosed roof space with Velux rooflight, tiled floor coverings, uPVC double glazed windows and French doors leading to the delightful gardens. 11'7" x 9'3" (3.54 x 2.83)

## FIRST FLOOR



**LANDING**

Giving access to four bedrooms, with storage cupboard and loft access point.

**BEDROOM ONE**

With uPVC double glazed window to front elevation and fitted wardrobes to one full wall length. 11'9" x 9'7" (3.60 x 2.93)

**EN SUITE SHOWER ROOM**

With low flush w.c, inset basin to vanity unit, self contained shower cubicle with decorative tiling to splashbacks, uPVC privacy window to frontage. 4'11" x 6'1" (1.52 x 1.87)

**BEDROOM TWO**

With uPVC double glazed window to garden outlook and of double bedroom proportions 11'8" x 9'11" (3.58 x 3.03)

**BEDROOM THREE**

With uPVC double glazed window to the rear elevation, of double bedroom proportions. 11'9" x 7'9" (3.59 x 2.38)

**BEDROOM FOUR**

Used currently as a study but has potential to be comfortably used as a fourth bedroom or home office, with uPVC double glazed window to front elevation. 9'6" x 8'6" (2.91 x 2.61)

**HOUSE BATHROOM**

Immaculately appointed with white sanitaryware including three piece suite comprising of low flush w.c, inset basin to vanity unit with mirror above, self contained shower cubicle, decorative tiling to splashbacks, laminate to floor covering, heated towel rail, electric shaver point and uPVC privacy window to frontage. 7'3" x 6'3" (2.22 x 1.92)

**OUTSIDE**

Meadow Way itself remains conveniently positioned within walking distance of Cottingham village centre and of close proximity to a range of local services and amenities including the local convenience store.

The property itself benefits from a discreet cul-de-sac position offering a quiet residential neighbourhood, suitable for a range of applicant profiles given the ready to move-in condition.

A brick set drive provides ample parking provision for numerous vehicles, with laid to lawn grass section and plant / flower borders.

Secure pedestrian access is granted to both sides of the property via gateway, with delightful gardens wrapping around the property to 2 sides, patio terrace extends from the immediate building footprint, laid to lawn grass section, shed storage area and summer house. A further seating area exists to the rear of the property with laid to lawn grass and raised planted shrub borders creating excellent levels of screening and privacy throughout. External tap and lights, with power also provided to the summerhouse, shed and garage.

**DOUBLE GARAGE**

17'5" x 14'9" (5.32 x 4.51)  
With full power and lighting, personnel access door to side and twin vehicle access doors to front.

**AGENTS NOTE**

The vendors have maintained and improved the property and given the size of accommodation on offer and peaceful cul-de-sac setting comes recommended for further internal inspection.

**FIXTURES AND FITTINGS**

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

**SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C Council Tax band to be 'D'.

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**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.

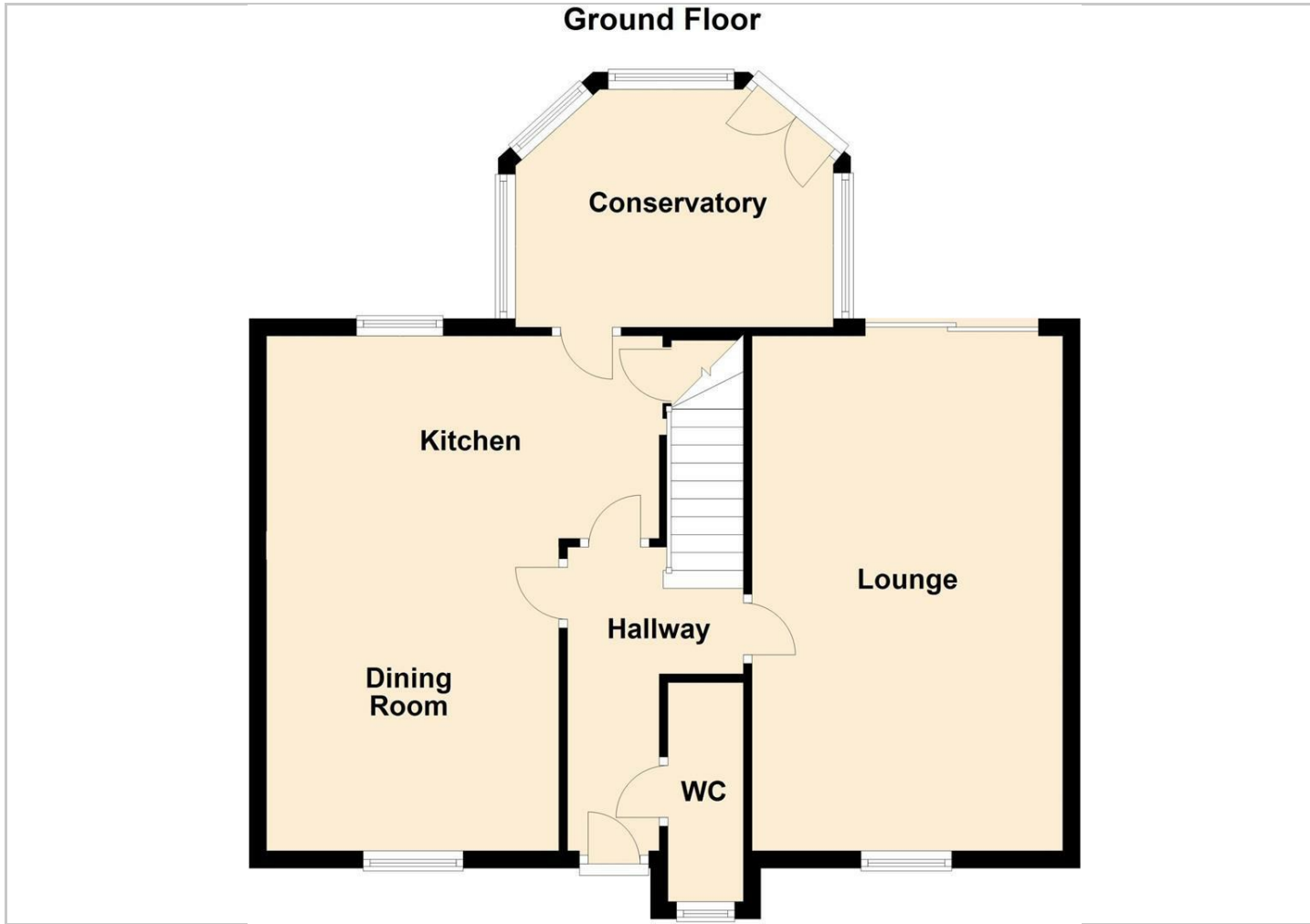
**MISREPRESENTATION ACT 1967**

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.



## Floor Plans



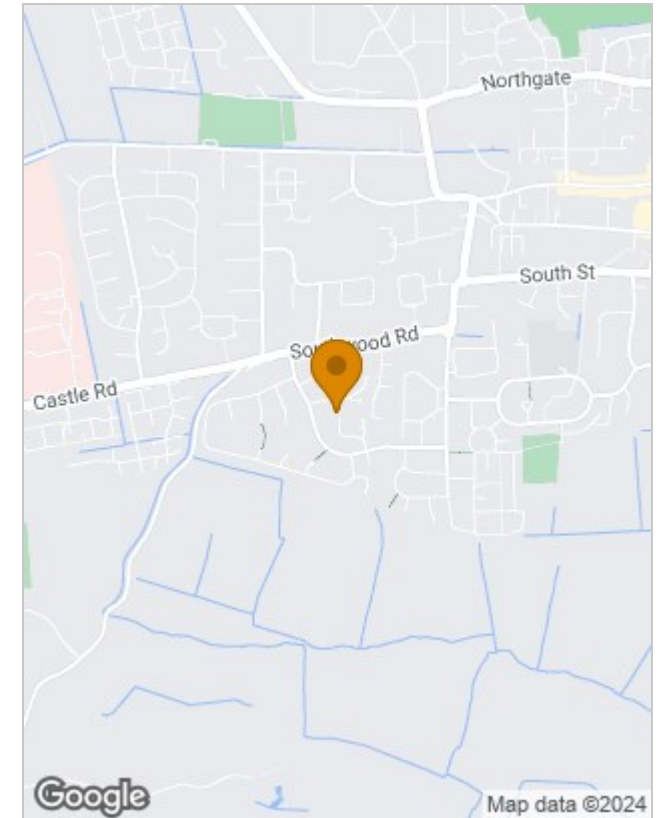
## Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	