

staniford
grays



28 New Village Road, Little Weighton, Cottingham, HU20 3XH

£499,950





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Cottingham, HU20 3XH

- EXPANSIVE DETACHED BUNGALOW EXTENDING 1800 SQUARE FEET IN SIZE
- ESTABLISHED AND MATURE 0.35 ACRE PLOT
- OUTBUILDINGS TO INCLUDE SUMMERHOUSE AND NISSEN HUT
- GATED DRIVEWAY AND DOUBLE GARAGE
- TRANQUIL VILLAGE SETTING
- MODERNISED INTERIOR
- UP TO 5 BEDROOMS
- TWO LARGE RECEPTION ROOMS

LIFESTYLE BUNGALOW WITH PRIVATE FACING GARDENS.

Presented to the market is this outstanding bungalow home. Having been upgraded by the current vendors to create a home of excellent proportions and well positioned within a plot measuring approximately 0.35 acres in size.

The property extends in the region of 1800 square feet internally with an extremely flexible internal layout offering up to 5 bedrooms.

The gated entrance drive offers generous parking provision and double garaging. Wraparound gardens open to an expansive laid to lawn grass section incorporating various outbuildings including a sizeable summerhouse and Nissen hut for storage.

Internally the generous and versatile living space comprises; Entrance Hallway, Reception Lounge open to Dining Area, Kitchen/Dayroom, Utility Room, W.C., Principal Suite including bedroom, walk-in-wardrobe area, Ensuite Shower Room, 3 further Bedrooms and Bathroom.

To the first floor level a further Guest Bedroom also features.

A must view home given the plot size and standard of presentation with the sole selling agent Staniford Grays.



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GROUND FLOOR

ENTRANCE HALLWAY 18'7" x 5'10" (5.68 x 1.80)
A welcoming entrance to this expansive and extended detached bungalow, with uPVC double glazed entrance door, staircase to first floor level giving access to bedroom five, storage cupboard, access to ground floor reception spaces and inner hallway.

LOUNGE / DINING AREA 27'7" x 11'10" (8.41 x 3.62)
A versatile reception space enjoying good levels of natural daylight, with crescent bow window to the front outlook and additional uPVC window to side. A central focal point is provided via a wood burning cast iron stove with marble hearth and surround. Suitably sized to accommodate furniture suite and dining furniture to the alternate room length, with internal French doors leading through to...

DAY ROOM 14'3" x 9'5" (4.36 x 2.88)
With full panoramic garden views, with window to side and French doors to rear patio terrace, used currently as a day room. Leading open plan into...

BREAKFAST KITCHEN 18'4" x 12'10" (5.61 x 3.93)
Immaculately appointed throughout with a range of fitted wall and base units, incorporating cabinetry lighting, soft-closing drawers and pan drawers, one and a half bowl sink & drainer, double oven with low level warming drawer, oversized hob with extractor canopy over, integrated dishwasher, further wall and base units to the breakfast area, space for breakfast table and a multifuel burning stove with hearth and surround.

UTILITY ROOM 12'1" x 5'10" (3.69 x 1.78)
(extending to 2.03m x 2.09m)
With uPVC access door and windows to side elevation, fitted with a range of low level base units, floor mounted Worcester boiler, space for fridge freezer and plumbing for white goods. With access to...

W.C 5'11" x 4'9" (1.82 x 1.46)
With low flush w.c, pedestal wash basin, tiling to splashbacks and window to the rear.
An inner hallway provides access to ...

PRINCIPAL SUITE 21'3" x 15'4" (6.49 x 4.68)
Boasting expansive and elegant room proportions with crescent bow window to the front outlook and additional uPVC double glazed window to the rear, a fitted walk-in wardrobe style area leads from the bedroom itself. Leads through to ...

EN SUITE SHOWER ROOM 6'2" x 6'5" (1.89 x 1.97)
With concealed cistern w.c, inset basin to vanity unit, corner shower with wall mounted head and console, tiling to splashbacks and floor, heated towel rail and uPVC privacy window.

BEDROOM TWO 13'9" x 10'8" (4.20 x 3.27)
With uPVC double glazed bow window to the front outlook, suitably sized to accommodate double bed and freestanding bedroom furniture.

BEDROOM THREE 11'10" x 9'8" (3.62 x 2.96)
With uPVC double glazed window to the rear outlook and of double bedroom proportions.



BEDROOM FOUR

With uPVC double glazed door to the rear.

10'1" x 7'5" (3.08 x 2.27)

GROUND FLOOR BATHROOM

With panel bath and shower screen with wall mounted showerhead and console, inset basin to vanity unit, low flush w.c, heated towel rail, tiling to splashbacks and floorcoverings, privacy window to the rear.

9'1" x 5'10" (2.78 x 1.78)

FIRST FLOOR

GUEST BEDROOM / BEDROOM FIVE

19'0" x 11'2" (at longest & widest point) (5.81 x 3.41 (at longest & widest point))

With uPVC double glazed windows to the side and rear, offering a wealth of potential depending on a purchasers needs and requirements, with potential to be used as additional bedroom space should this be required.

OUTSIDE

Conveniently positioned in the picturesque village of Little Weighton, occupying a discreet position being accessed from New Village Road. The immediate location offers a number of executive style detached homes of differing styles, with the subject dwelling boasting a plot size of 0.35 of an acre.

Double five-bar gates provide access to a forecourt offering parking provision for a number of vehicles, in turn leading to a Detached Garage offering ample parking provision and an internal set up for Store within the garage itself, personnel access door to rear and double garage doors to the front.

Gated access leads to the mature and established rear garden with various outbuildings including a summerhouse and Nissen hut used for wood storage with full power and lighting. A laid to lawn grass section features with raised planting and mature shrub borders and hedging to the perimeter boundaries. A functional dining area and patio terrace extends from the immediate building footprint, with external tap and light points, further storage shed also.

AGENTS NOTE

Given the expansive nature of the plot and individual style of build, an internal inspection comes highly advised, with viewing available via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'E'.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

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

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

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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

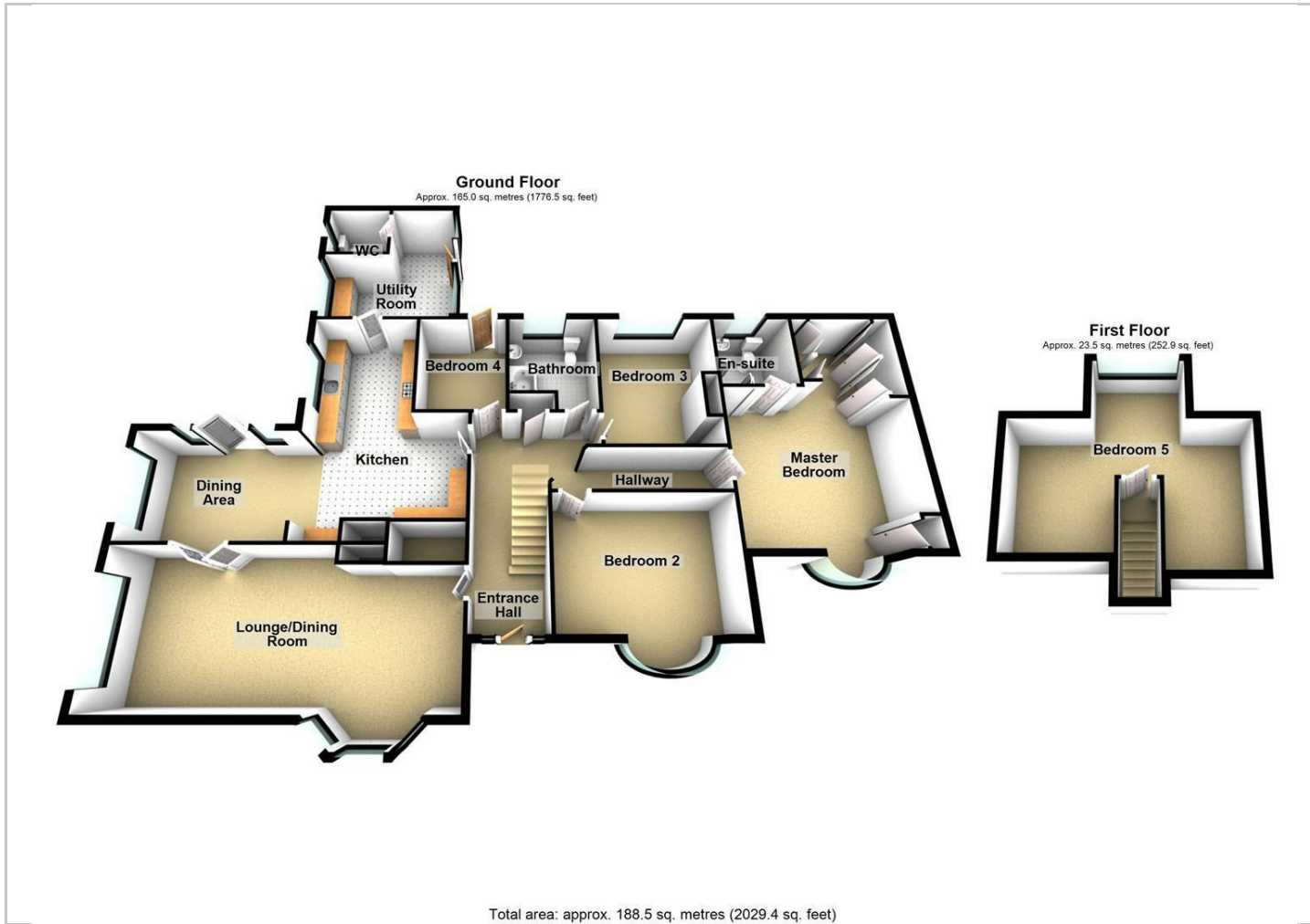
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



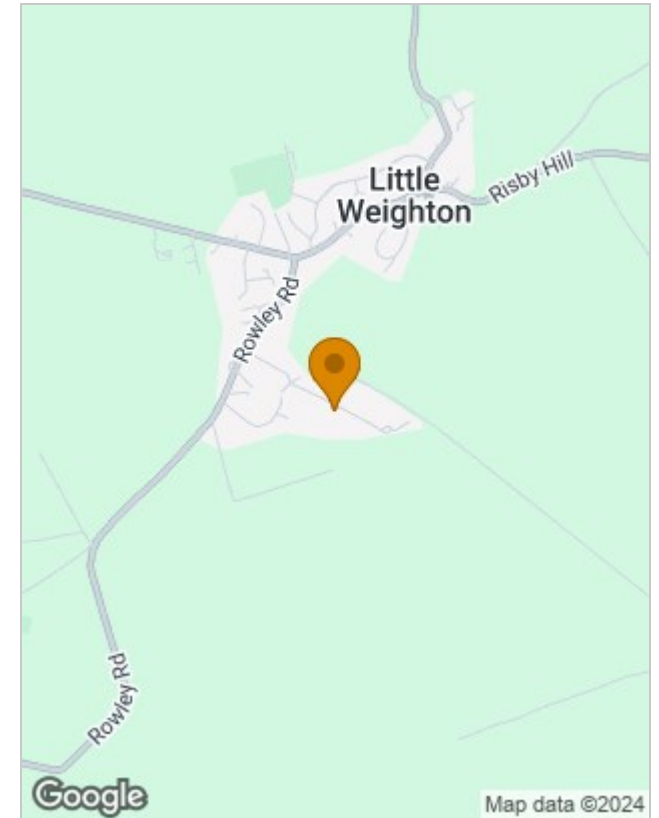
Viewing

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.

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Location Map



Energy Performance Graph

