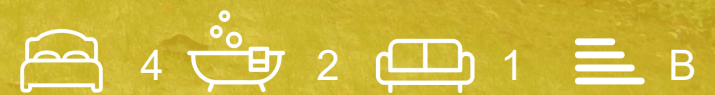


staniford
grays



29 Scaife Close, Cottingham, HU16 5LT

£344,950





29 Scaife Close

Cottingham, HU16 5LT

- GENEROUS PLOT
- UPGRADED SPECIFICATION
- FOUR BEDROOMS
- IMMACULATE LIFESTYLE LIVING
- END OF CUL-DE-SAC POSITION
- DUAL ASPECT GARDEN (WEST FACING TO REAR)
- DRIVEWAY AND GARAGE
- TWO BATHROOMS
- GOOD ECO CREDENTIALS- EV CHARGER AND HIVE HEATING
- NO ONWARD CHAIN

A JEWEL IN THE CROWN OF A PLOT. AN IMMACULATELY APPOINTED HOME OCCUPYING A PRIVATE PLOT POSITION.

Being one of only two of its house type on the development. Presented to the market with an upgraded interior is this double fronted property built by Bellway Homes, with the benefit of 2 years remaining on the NHBC Build Warranty.

The well considered layout includes up to 4 Bedrooms with deceptively spacious living accommodation comprising; Entrance Hallway, Dual aspect Reception Lounge, Garden facing Dining/Kitchen being well specified throughout with good levels of natural daylight and separate cloakroom W.C. To the first floor level a Master Bedroom includes a Dressing Area and Ensuite Shower Room with a further Three Bedrooms leading from a central landing and immaculately appointed House Bathroom.

Externally, a private dual aspect garden offers complete privacy and seclusion with a dedicated driveway providing ample parking provision multiple vehicles and access to a garage with E.V. charging point and electronically operated door.

Viewing is advised and available for internal inspection by appointment only.



£344,950



GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this delightful family home with natural stone marble flooring upon entering the property, being accessed via a composite door with glazed detailing, staircase approach to first floor level, understairs storage cupboard. Access provided to ground floor reception spaces and...

CLOAKROOM / W.C

With concealed cistern low flush w.c., vanity basin and contemporary style tile detailing to splashbacks.

RECEPTION LOUNGE

Enjoying a double aspect to both front and side elevations boasting good levels of natural daylight.

OPEN PLAN DINING KITCHEN

A versatile and open plan Dining Kitchen, with uPVC double glazed windows to the rear garden outlook and frontage with double French doors leading to a patio terrace. Dedicated space for dining table, with the heart of the home being an immaculately appointed kitchen with a range of modern styled Encastre wall and base unit cabinetry. 'Emperador Marble' natural stone flooring. Complimentary work surfaces and upstands, one-and-a-half bowl sink with feature Grohe mixer tap, Zanussi gas hob with wall mounted extractor canopy and Zanussi combination oven, inset spotlights to ceiling. Integrated fridge, freezer and dishwasher.

FIRST FLOOR

LANDING

With access provided to four bedrooms and house bathroom. Cupboard housing hot water cylinder and providing further storage and loft access point.

MASTER BEDROOM

With uPVC double glazed window, of double bedroom proportions, with dressing area incorporating fitted bedroom furniture Leads to...

EN SUITE SHOWER ROOM

Boasting a contemporary style with concealed cistern low flush w.c, walk-in shower cubicle with showerhead and console, inset basin to vanity unit with Grohe tap, heated towel rail,, uPVC privacy window and modern style tiling throughout.

BEDROOM TWO

With double fronted orientation provided via uPVC double glazed window with good levels of natural daylight, of double bedroom proportions.



BEDROOM THREE

With uPVC double glazed window to front and of double bedroom proportions.

9'6" x 9'0" (2.91 x 2.76)

BEDROOM FOUR

With uPVC double glazed window. Has potential to be used as a fourth bedroom or study,

9'5" x 6'0" (2.88 x 1.85)

HOUSE BATHROOM

With panelled bath with showerhead over and fitted shower screen, inset basin to vanity unit with Grohe tap, concealed cistern low flush w.c, uPVC privacy window, heated towel rail and contemporary style tiling throughout.

6'3" x 6'1" (1.92 x 1.87)

OUTSIDE

This family home benefits from an offset roadside position being well screened with private access gate from Castle Road. Vehicular access is granted via Scaife Close with the property boasting a discreet end of cul-de-sac position via a brick sett driveway, in turn leading to the dedicated property boundary itself and extensive wrap around gardens.

Ample parking provision is provided for multiple vehicles with an extended parking area, with single garage (6.50m x 2.91m) with electroincally operated Hormann access door with Electric Vehicle charging point, and personnel access door to rear.

The wrap around gardens benefit from a West facing aspect with laid to lawn grass section with further close boarded fencing and walled perimeter offering excellent levels of privacy and seclusion throughout.

AGENTS NOTE

Two years remain on the NHBC build warranty, with a number of upgrades and improvements having been undertaken by the current vendor to include

- 1- Two Hive thermostats control temperature in upstairs and downstairs independently.
- 2- Dimmer light switches.
- 3- House alarm
- 4- Single garage with a Hormann electronic garage door.
- 5- EV charger
- 6- Fitted wardrobes to Master bedroom

Viewing available via the sole selling agent Staniford Grays

SERVICES

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

TENURE

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

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.



Floor Plans



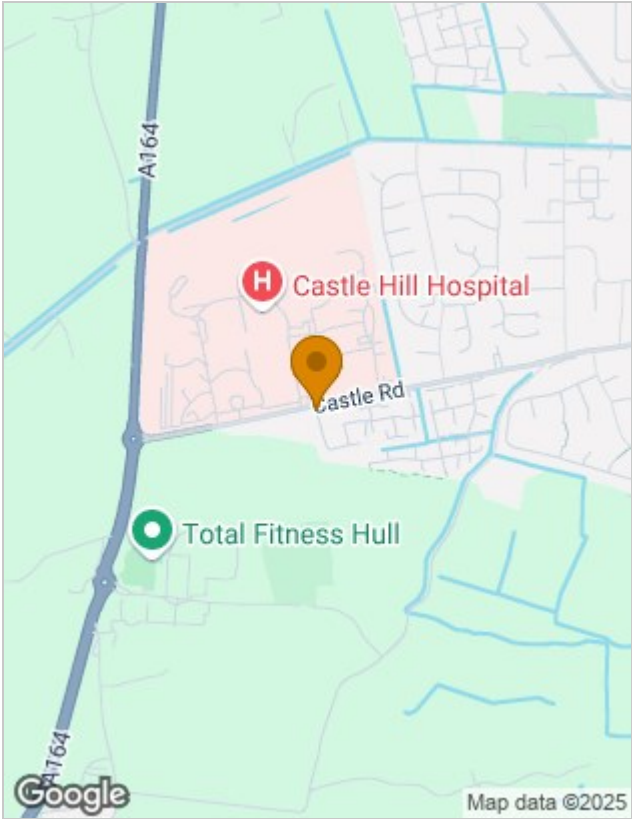
Viewing

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

