

staniford
grays



22 Scaife Close, Cottingham, HU16 5LT

£382,950





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Cottingham, HU16 5LT

- OPEN FIELD VIEWS TO REAR
- LIFESTYLE LIVING
- DOUBLE DRIVEWAY AND INTEGRAL GARAGE
- OPEN PLAN LIVING
- SMARTLY APPOINTED
- WEST FACING GARDEN
- 'ALDER' HOUSE TYPE
- FOUR GENEROUS BEDROOMS
- TWO BATHROOMS
- 2 YEARS REMAINING ON THE BUILD WARRANTY

WELL POSITIONED FAMILY HOME WITH COUNTRYSIDE VIEWS AND WEST FACING GARDENS.

DISCREETLY POSITIONED FORMING PART OF A MODERN ESTATE SETTING.

With an emphasis placed on open plan living, the heart of the home remains an open plan Dayroom/Dining Kitchen with full garden views. Offering executive modern appeal throughout with a number of upgrades having taken place by the current owners.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space, an open plan Dayroom/Family Kitchen again benefiting from rear views with access into a utility room, Cloakroom W.C.

To the first floor a gallery style landing provides access to Four double Bedrooms with and En-suite to the Principal Bedroom, Dressing Area and House Bathroom.

To the frontage a double driveway extends from an integral garage. An enclosed and West facing garden features with open field views creating an ideal family environment with internal viewing highly advised to appreciate the standard of property available.



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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed family home with upgraded interior, incorporating porcelain tile floor covering, balustraded staircase to first floor level, composite style entrance door, access is provided to ground floor reception spaces and integral garage.

RECEPTION LOUNGE

With uPVC double glazed window to front and side elevation, of an excellent size with good levels of natural daylight.

17'0" x 14'0" (5.20m x 4.27m)

OPEN PLAN DAYROOM KITCHEN

18'7" x 9'9" extending to 11'3" x 12'1" (5.67m x 2.99m extending to 3.45m x 3.70m) Immaculately appointed and serving as the heart of this family home, with full garden facing orientation and enjoying excellent levels of natural daylight, with uPVC double glazed window to the dedicated kitchen area, well appointed with a range of contemporary style wall and base units with contrasting work surface over, porcelain floor tiling, integrated fridge freezer, dishwasher, kitchen island with gas hob and extractor canopy, double oven, one and a half bowl sink and drainer, inset spotlights to ceiling.

The kitchen opens through to a dedicated dining area and alterante reception space currently used as an informal seating space. French doors leading to patio terrace and again benefitting from full garden views.

UTILITY AREA

With access door to the rear patio, fitted with with work surface over cabinetry, plumbing for washing machine and ascess to...

6'6" x 4'0" (2.0m x 1.23m)

CLOAKROOM W.C.

Appointed with Roca concealed cistern low flush w.c, pedestal wash hand basin, tiling to floorcoverings and splashbacks.

5'10" x 4'7" (1.78m x 1.40m)

FIRST FLOOR

LANDING

With access to four generously sized bedrooms, with deep storage cupboard.

PRINCIPAL SUITE

(at longest and widest point).

With uPVC double glazed window to front elevation, of double bedroom proportions. Leads to...

14'3" x 14'0" (4.35m x 4.27m)

DRESSING AREA

with fitted wardrobes.

10'4" x 3'6" (3.15m x 1.08m)



ENSUITE SHOWER ROOM

9'11" x 6'9" (3.03m x 2.06m)

Immaculately appointed throughout with white sanitaryware comprising of concealed cistern low flush w.c, inset basin to vanity unit, shower tray with wall mounted showerhead and console, tiling to splashbacks, floorcoverings and inset spotlights to ceiling, privacy uPVC window.

BEDROOM 2

13'8" x 11'7" (4.17 x 3.55)

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

BEDROOM 3

12'5" x 11'8" (3.80m x 3.57m)

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

BEDROOM 4

10'1" x 8'11" (3.08m x 2.74m)

With uPVC double glazed window to front.

FAMILY BATHROOM

8'8" x 6'7" (2.65m x 2.02m)

With Roca sanitaryware throughout incorporating concealed cistern low flush w.c, wash hand basin, bath with mains fed wall mounted showerhead and console, shower screen, heated towel rail, inset spotlights to ceiling, tiling to floorcoverings and splashbacks and uPVC privacy window.

EXTERIOR

The subject dwelling remains conveniently positioned in the popular residential setting of Cottingham,, in close proximity to a range of services and amenities, and a short distance from the A63/M62 corridor.

The property itself is situated in a peaceful cul-de-sac setting, offering good levels of roadside appeal with generous driveway with EV charging pod and parking provision for multiple vehicles through to a...

SINGLE GARAGE

16'5" x 9'6" (5.02m x 2.91m)

With up and over access door, integral door, with full power and lighting, wall mounted boiler.

Gated access leads to a landscaped garden with patio extending from the immediate building footprint and lawned area with excellent levels of privacy and seclusion provided, close boarded fencing to perimeter boundaries and open field views.

A further bar structure / area also features. External tap and light points and power sockets.

FIXTURES AND FITTINGS

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

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.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

WEBSITES

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



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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