



## Orchard Croft, Cottingham, East Riding of Yorkshire Asking Price £450,000





## KEY FEATURES

- Impressive Detached Family Home
- Cul De Sac Setting
- Four/ Five Bedrooms
- Master with En Suite & Dressing Area
- Comfortable Lounge
- Dining Kitchen
- Home Office/ Ground Floor Bedroom En-Suite & Utility
- Stunning Gardens with Open Views
- Tenure Freehold
- Council Tax Band D
- EPC rating C
- Total Room Area 124 Square Metres



## DESCRIPTION

This IMPRESSIVE FOUR/ FIVE-bedroom, DETACHED HOME enjoys the Cul De Sac setting of ORCHARD CROFT, off Millhouse Woods Lane, COTTINGHAM  
Ideal for the growing or extended family buyer, having been extended to provide a GROUND FLOOR BEDROOM 5/ HOME OFFICE & UTILITY.

This fabulous family home offers tastefully styled living accommodation, arranged over two floors and includes a welcoming HALLWAY, ground floor WC.  
A comfortable LOUNGE with LOG burning stove and patio doors enjoying views over the garden. The DINING KITCHEN is well equipped for the culinary member of the family.  
The first floor galleried landing has doors to the family BATHROOM and FOUR sizeable bedrooms, MASTER with an EN-SUITE and DRESSING AREA.

Outside, there is a private driveway providing ample off road parking for several vehicles and access to the GARAGE/STORE

The beautifully manicured rear GARDEN is mainly laid to lawn colourful plantings and mature shrubbery to boundaries. Designed for entertaining with a Mediterranean feel, with decorative trellis wrapped with cascading grape vines, creating an opening onto a raised decking area, providing ample space for outdoor seating and a timber workshop, ideal for dining "al fresco" or to just sit and admire the delights of this wonderful outdoor space, enjoying open views beyond.

Viewing is highly recommended to fully appreciate this loved family home !

## Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region\'s motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

## Directions

Orchard Croft, a Cul de Sac setting located off Mill House Woods Lane. From Lovelle Estate Agency office, King Street, Cottingham proceed along King Street towards Northgate. At the mini roundabout turn right onto Northgate, then take the fourth left onto Millhouse Woods Lane. Proceeding along the lane take a right turn onto Orchard Croft. No 28 can be identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Entrance & Hallway

A contemporary composite front entrance door opens to welcome you in to view this lovely family home, light and airy with porcelain flooring and feature staircase taking you up to the first floor.

### Lounge

**4.16m x 3.91m**

A comfortable lounge with feature fireplace with solid Oak mantel with inset log burning stove. French doors enjoying views over the beautiful rear garden. Engineered oak flooring and radiator.

### Dining Kitchen

**7.44m x 2.69m**

A contemporary open plan dining kitchen with a range of fitted units, contrasting work surface and tiled splashbacks. Space for Range Style cooker with stainless steel extractor hood above. Plumbing for dishwasher and space for fridge freezer. Double glazed window to front elevation, open to the dining area. Porcelain tiled flooring and radiator.

### Home Office/ Ground Floor Bedroom 5

**7.22m x 2.37m**

The extension to the ground floor provides a ground floor bedroom 5/ Study, ideal for those working from home.

### En Suite

**1.98m x 1.33m**

Adjoining the ground floor bedroom/ study is the En Suite with shower cubicle, wash basin and low level W.C.

### Utility Room

**2.41m x 1.62m**

A separate utility room with fitted units, plumbing for automatic washing machine, sink and drainer, internal door to store garage.

### Master Bedroom

**3.96m x 3.78m**

A sumptuous master bedroom with double glazed window to rear elevation and door into en suite & dressing area.

### En Suite & Dressing Area

**2.37m x 2.04m**

Adjoining the master bedroom is the dressing area and En suite with shower cubicle, wash basin and W.C.

### Bedroom Two

**4.95m x 2.37m**

A double bedroom with two double glazed windows and radiator.

### En Suite Bed 2

**2.65m x 1.71m**

En suite with shower cubicle, wash basin and W.C.

### Bedroom Three

**2.69m x 2.18m**

A further double bedroom with double glazed window and radiator.

### Bedroom Four

**2.89m x 2.34m**

With double glazed window and radiator.



### Family Bathroom

**2.65m x 1.71m**

The family bathroom includes a panelled bath with overhead rain shower and folding glazed screen. Vanity unit incorporating the wash basin with useful storage below and toilet with concealed cistern. Tiled splashbacks and radiator.

### Outside & Parking

A private driveway to the front of the property provides ample off road parking for several vehicle and access to the garage/ store.

### Rear Garden

The lovingly tended rear garden is mainly laid to lawn with a paved patio area, decorative shrubbery and colourful plantings to the borders. The raised decking area is surrounded with decorative trellis wrapped with cascading grape vines, creating a wonderful outdoor space for entertaining family and friends with ample space for outdoor seating and bbq area, timber workshop..

---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

---

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

---

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

---

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

---

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

**A&C Homes Limited T/A Lovelle Estate Agency**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

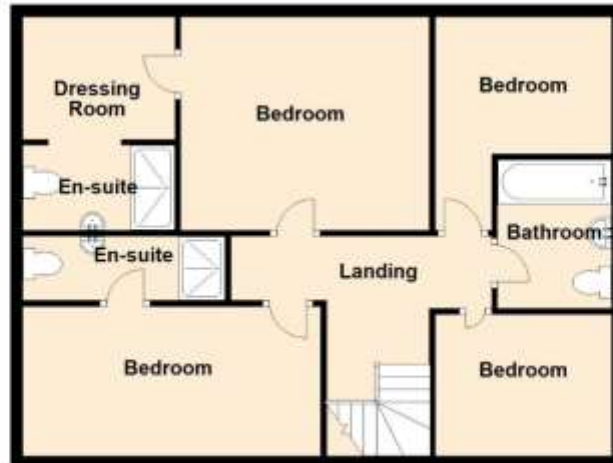
**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

