

Moore Garth, Cottingham, East Riding of Yorkshire
Asking Price £365,000





KEY FEATURES

- Exclusive Private Road Setting For Three Homes.
- Superb Four Bedroom Detached Residence
- Main Bedroom with En Suite & Dressing Area
- Family Bathroom with Shower Cubicle
- Comfortable Lounge
- Open Plan Dining kitchen & Utility Area
- Separate Dining Room
- Remaining NHBC Warranty
- Total Room Area 128 Square Metres
- Tenure Freehold Council tax Band E
- EPC rating B



DESCRIPTION

This Superb Detached Family home was built in 2020 by David Wilson Homes. The property has been lovingly upgraded and reconfigured by the current owners to offer generously proportioned accommodation, ideal for the growing family.

Enjoying an exclusive private road setting for three homes, Moore Garth adjoins open fields, set on the popular Poppy Fields development, off Harland Way.

The accommodation includes FOUR DOUBLE BEDROOMS, with the MAIN BEDROOM having EN SUITE and a DRESSING AREA.

The family BATHROOM has a four piece suite including shower cubicle.

The bright and airy HALLWAY welcomes you in to view the generously proportioned accommodation. Doors open to the comfortable LOUNGE with feature bay window to the front aspect and onto the cloakroom W.C.

The recently converted garage is now the FORMAL DINING ROOM adjoining the fabulous OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM & UTILITY with French doors open out to the rear garden, creating a wonderful space for entertaining family and friends.

Delightful, easily maintained gardens with Astro turf and attractive planting to borders. A paved patio provides ample space for table & chairs, ideal for dining "al fresco"

The DRIVEWAY provides ample OFF ROAD PARKING for the family vehicles!

What more could you ask for, do not delay, call to arrange your viewing today!

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.





PARTICULARS OF SALE

Entrance & Hallway

5.55m x 1.88m (18'2" x 6'2")

A light and airy entrance hall with feature Karndean flooring and staircase taking you up to the first floor. Doors open to welcome you in to view this fabulous family home.

Lounge

3.21m x 5.34m (10'6" x 17'6")

A comfortable lounge with feature bay window to the front elevation and radiator.

Ground Floor W.C.

1.77m x 0.88m (5'10" x 2'11")

With low level W.C. and pedestal wash basin. Karndean flooring and radiator.

Open Plan Dining Kitchen/Family Room & Utility

2.87m x 7.98m (9'5" x 26'2")

A fabulous open plan dining kitchen incorporating the utility area and family seating with French doors opening to the rear garden, creating a wonderful space for entertaining family & friends. There is an impressive range of fitted units to base and walls with complimentary work surface and upstands. Built in double oven and gas hob with stainless steel extractor hood above. Integrated fridge/ freezer, plumbed for automatic washing machine and space for electric dryer within the utility area.

Dining/ Playroom

2.55m x 4.76m (8'5" x 15'7")

Recently created, the formal dining room is light and airy with double glazed window to front aspect and radiator, a lovely room for the family to gather on special occasions or to be used as the playroom for the smaller

Main Bedroom One

3.62m x 4.65m (11'11" x 15'4")

A double bedroom with a range of fitted wardrobes and dressing area. Two double glazed windows, radiator and door to En suite.

En Suite

1.93m x 2.22m (6'4" x 7'4")

Contemporary tiling to walls with large walk in shower cubicle, pedestal wash basin and low level W.C. Towel heater and extractor unit.

Bedroom Two

3.16m x 3.28m (10'5" x 10'10")

A double bedroom with fitted wardrobes. Double glazed window and radiator.

Bedroom Three

2.7m x 4.2m (8'11" x 13'10")

A double bedroom with double glazed window and radiator.

Bedroom Four

3.12m x 3.51m (10'2" x 11'6")

A further double bedroom, currently used as the snug with double glazed window and radiator.



Family Bathroom

1.95m x 2.89m (6'5" x 9'6")

The family bathroom includes a shower cubicle, panelled bath, pedestal wash basin and low level W.C. Tiling to splashbacks, double glazed obscure window and radiator.

Garden

The rear garden has been designed for easy maintenance with artificial grass and decorative shrubbery to borders. There is a paved patio area, ideal for dining "al fresco". A timber shed provides ample storage for garden furniture.

Driveway

The property is set on an exclusive road for three properties. The block paved forecourt provides ample off road parking and easy access to the adjoining field.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

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

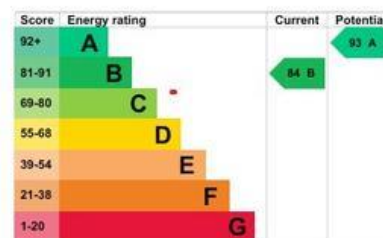
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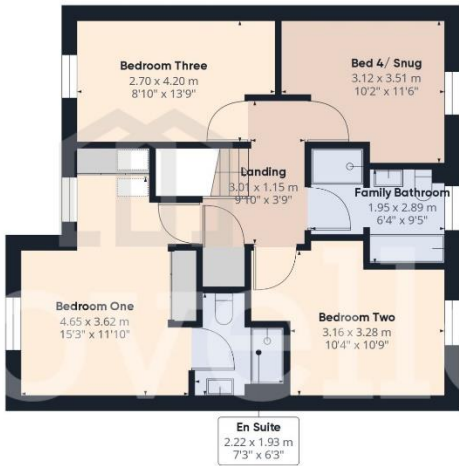
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
128.94 m²
1387.89 ft²

Reduced headroom
1.36 m²
14.63 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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