



Coverdale Walk, Cottingham, East Riding of Yorkshire
Asking Price £440,000





KEY FEATURES

- Well-Positioned Detached Property
- Five Bedrooms Main with Ensuite Bathroom
- Detached Double Garage
- Private Driveway with EV Charging Point
- Large & Improved Westerly Facing Garden
- Open Plan Kitchen/Dining/Family Room
- Benefiting Premium Upgrades Throughout
- Still Under NHBC Warranty
- Council Tax Band F
- EPC Rating B
- Tenure Freehold



DESCRIPTION

Modern, sleek and stylish, this versatile five bedroom property hosts five, first floor bedrooms, master with ensuite and separate family bathroom.

The ground floor offers a generous amount of living space, comprising of a generous living room, a separate versatile snug, additional downstairs WC, clever closet downstairs storage, open plan kitchen, dining and family room with views and access to the westerly-facing rear garden. A functional utility room leads off from the kitchen with side access to the garden, double garage and driveway.

Well-situated with views over Willerby Low Road to the front aspect of the property, a re-modelled and well-designed multi-level rear, westerly facing garden including extra drainage, offers privacy and a generous space for the family to relax. Boasting a separate, double garage and off-street parking for several cars, this property ticks the boxes for buyers' looking for a contemporary and functional home to suit the needs of a growing family.

The property benefits from many upgrades throughout, including Karndean LVT flooring throughout the ground floor, upgraded showers in both first floor bathrooms, acoustic sound deadening to walls and floors and fitted wardrobes in four of the bedrooms.

Built in 2019, the property still benefits from the remaining NHBC warranty.





PARTICULARS OF SALE

Entrance Hallway

4.97m x 1.96m (16'4" x 6'5")

This property is well-positioned on Coverdale Walk, benefitting from an open outlook to Willerby Low Road.

The welcoming entrance hall is accessible via a composite front door leading to lounge, snug, kitchen/diner/family room, ground floor WC, and staircase to first floor. A clever closet under stair storage maximizes the space under the stairs.

Living Room

5.25m x 3.56m (17'2" x 11'8")

A generous space with views to the front elevation of the property. Neutrally decorated with electric feature fireplace, a versatile room offering a tranquil space to unwind.

Snug

3.1m x 2.9m (10'2" x 9'6")

Additional ground floor reception room. A practical space, currently used as a snug but can be used for multi-functional purposes. A bright and airy room with views to the front elevation.

Ground floor WC

1.78m x 0.95m (5'10" x 3'1")

A welcome addition to any modern, family home is the ground floor WC. Boasting stylish tiled walls with low flush WC and sink basin.

Kitchen/Diner/Family Room

3.27m x 8.59m (10'8" x 28'2")

A generous kitchen/diner/family room spanning the full length of the house. Two sets of french doors lead to the westerly facing garden ensuring natural light floods the main hub of the home. The sleek and upgraded kitchen boast, high gloss, fitted soft-close wall and floor units, white metro-tiling, Silestone quartz worktops, in addition to an integrated dishwasher, oven and gas hob with extractor hood above.

The family room and dining space is a generous and multi-functional space that can accommodate the whole family and is perfect for hosting and entertaining.

Utility Room

1.77m x 1.88m (5'10" x 6'2")

Accessible via the kitchen is the utility and cloakroom. With space for washing machine and tumble dryer, this room benefits from fitted floor and wall units in unison with the kitchen furnishings. There is an additional UPVC composite door providing side entry to the rear garden and detached double garage.

Landing

1.21m x 3.65m (4'0" x 12'0")

Carpeted staircase leading to a spacious landing with down lights, five bedrooms, family bathroom, storage cupboard and access to a boarded loft.

Master Bedroom

3.04m x 3.31m (10'0" x 10'11")

A well-proportioned carpeted master bedroom with fitted sliding, mirrored wardrobes, windows with private outlook, feature panelling in neutral shades of cream and additional ensuite.

Ensuite

2.57m x 2.32m (8'5" x 7'7")

A generous ensuite with three-piece suite featuring paneled bath, separate shower with dual outlet, low flush WC and sink basin finished in chrome.

Bedroom Two

3.02m x 3.12m (9'11" x 10'2")

Another well-proportioned double bedroom with fitted mirrored slide robes.

A carpeted room with neutral decoration.

Bedroom Three

2.99m x 3.61m (9'10" x 11'10")

A spacious double bedroom with fitted sliding wardrobes benefitting a private outlook over Willerby Low Road. Fitted carpets and neutral decoration.

Bedroom Four

2.61m x 2.7m (8'7" x 8'11")

A double bedroom, carpeted, neutrally decorated, benefitting from fitted sliding wardrobes and views to the rear elevation.

Bedroom Five/Office

2.62m x 2.06m (8'7" x 6'10")

Fitted with a large office desk, storage cabinet and shelves, this room is used by its current owners as a home office/study. Equally, this room could host a single bed or be used as a nursery.

Family Bathroom

2.52m x 2.53m (8'4" x 8'4")

Large family bathroom with walk-in shower, heated towel rail, low flush WC and vanity sink basin. Fully tiled room with fitted bath in recess.

Gardens & Driveway

Block paved, private double driveway to the rear of the property with EV charging point. Gated access point opens into the rear westerly facing garden. The rear perimeter of the property is made up of a low brick wall, pillars and fence panels offering a fantastic space for entertaining. Boasting multi-level garden with large patio area, Astro-turf lawn, additional drainage and a fixed pergola. The raised borders are made up of shrubs and greenery.

The front of the property is made up of lawn and oozes fantastic kerb appeal. There is an enclosed bin store and secure gate access providing side entry to the property and double garage.

Detached Double Garage

5.33m x 5.54m (17'6" x 18'2")

The double garage is accessible via the rear of the property and comprises of two up and over garage doors. This vast space has light and power and provides additional parking as well as ample storage.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest 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.

TENURE

The tenure of this property is Freehold. Please note that a management fee to Gateway Property Management currently stands at £147.21 per year.

LOCAL AUTHORITY

Council tax band: F

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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



