



New Village Road, Cottingham, East Riding of  
Yorkshire  
Asking Price £357,700







## KEY FEATURES

- Well Proportioned Detached Property
- Sizeable Driveway for Multiple Vehicles
- Newly Installed Ensuite to Master Bedroom
- Open Plan Kitchen with Through Dining Room
- Four Bedrooms
- Converted Double Garage into Games Room
- Secure and Spacious East Facing Garden
- EPC Rating D
- Council Tax Band E
- Tenure Freehold

## DESCRIPTION

213 New Village Road is situated within the village of Cottingham.

Double fronted and prominently positioned, providing ample off-street parking to the front and a converted, versatile games room and garden to the rear, this property offers an abundance of living space.

Upon entering the home, the entrance hall leads to a separate lounge, though to the kitchen/family room/diner, and ground floor WC. In addition, the understairs cupboard offers additional space for storage.

The lounge is generous in size with a large bow window, providing views to the front elevation. Carpeted and tastefully decorated, this room provides a peaceful sanctuary to unwind at the end of the day. With modern vertical radiators and electric feature fireplace and mantle.

The open plan, extended kitchen is fitted with an array of base and wall units offering space for a slim-line dish washer, undercounter fridge and built-in oven and hob, with extractor hood above. The extended kitchen area is used by its current owners as a family snug and provides views and access to the rear garden via french doors, making it perfect for the summer months.

An open-aspect dining room is accessible to the side of the kitchen, which allows the family a comfortable space to dine together. This room benefits a large UPVC double-glazed window offering views over the private, rear garden. In addition, a separate utility room is accessible via the kitchen with UPVC door leading out to the rear garden.

The kite-winding staircase leads to the first-floor landing and provides access to four bedrooms, master with en suite and family bathroom. The boarded loft is also accessible via the landing with pull-down ladder.

To the first floor of the property are four bedrooms and family bathroom.

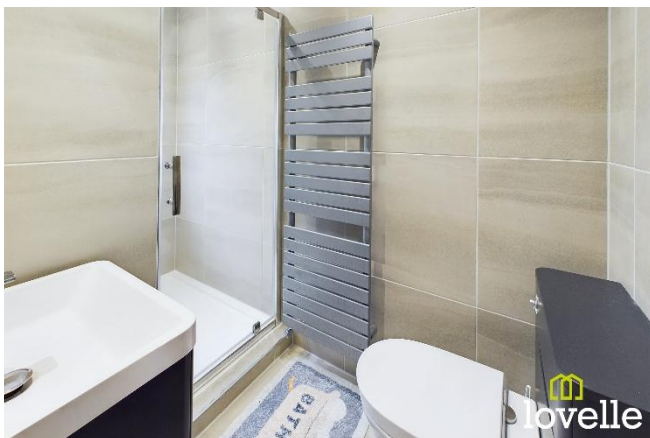
The master bedroom has a newly installed, fully tiled en suite shower room comprising of walk-in shower, low flush WC, vanity sink and vertical radiator.

The property benefits from a further three double bedrooms. The family bathroom is neutrally decorated and partly tiled, comprising of panelled bath, separate shower cubicle, sink basin and WC.

Externally, the rear garden comprises of patio, pathway and lawn with access to a detached, converted games room. A secure and private fenced garden, with gated access to the side elevation of the property.

The converted garage with pitched roof offers further living space for the homeowner. A versatile space with its own power supply, the room has an adequate number of sockets and features ambient down lighting. UPVC french doors open out into the garden ensuring plenty of natural light floods the space. Currently used as a much-loved games room, this additional room has an array of possible uses.

To the front elevation, a low brick wall sets the perimeter to this sizable plot. A low maintenance frontage provides ample off-street, secure parking for the family.







## PARTICULARS OF SALE

### Entrance Hall

**5.16m x 1.96m (16'11" x 6'5")**

A unique brick pillar porch way leads to the UPVC front door. Upon entering the property, the carpeted hallway with neutral décor feels light and airy, with internal glass panelled doors lead through to a separate lounge and open plan kitchen/diner/family room. There is additional understairs storage, a ground floor WC and staircase leading to the first floor.

### Living Room

**3.99m x 5.53m (13'1" x 18'1")**

Generous size lounge with bow window to front elevation. Carpeted and tastefully decorated with electric feature fireplace and vertical panel radiator.

### Ground floor WC

**1.36m x 1.41m (4'6" x 4'7")**

A welcome addition to the family home is a ground floor WC with low flush WC and vanity sink basin, part tiled with centrally heated radiator and UPVC double-glazed window.

### Kitchen

**5.19m x 3.36m (17'0" x 11'0")**

A vast open-plan, kitchen with base to wall fitted units providing ample cupboard space. Additional kitchen island offers space for an undercounter fridge and further cupboards and drawers. Fitted appliances include stainless steel inset bowl kitchen sink and drainer with mixer tap, built-in over and four ring hob with extractor hood above.

### Family Room

**2.79m x 3.33m (9'2" x 10'11")**

An extended pitched roof extension provides a family room with bay window and french doors leading to the rear garden.

### Dining Room

**3.96m x 2.77m (13'0" x 9'1")**

Carpeted with neutral decoration, this space offers a comfortable seating area for dining. A large double-glazed UPVC window allows natural light to floor in and also provides views to the rear and private aspect of the property.

### Utility Room

**2.09m x 2.11m (6'11" x 6'11")**

A practical utility room with fitted wall and base units and plumbing for a washing machine. Accessible via the kitchen and providing further access to the rear garden through a UPVC external door.

### Landing

**3.34m x 2.18m (11'0" x 7'2")**

A kite-winding staircase with fixed railing leads to a well-proportioned landing. Carpeted with neutral decoration provides access to four bedrooms, family bathroom, storage cupboard and access to the boarded loft via pull down ladder.

### Master Bedroom

**3.56m x 4.21m (11'8" x 13'10")**

The carpeted master bedroom offers space for a king-sized bed with ample space for wardrobes, cabinets and dressing table. Centrally heated with views over the rear garden.

### En Suite

**1.41m x 2.66m (4'7" x 8'8")**

Newly installed ensuite with walk in shower, low flush WC and vanity sink. Fully tiled room with paneled heated towel rail.

### Bedroom Two

**3.98m x 2.8m (13'1" x 9'2")**

A generous double bedroom with views to the front elevation. Carpeted with centrally heated radiator.



### Bedroom Three

**3.11m x 3.22m (10'2" x 10'7")**

A well-proportioned double bedroom with views to the back elevation. Carpeted with centrally heated radiator.

### Bedroom Four

**2.49m x 3.22m (8'2" x 10'7")**

Double bedroom with carpet and centrally heated radiator.

### Family Bathroom

**2.62m x 2.13m (8'7" x 7'0")**

Part tiled with push handle WC, wash basin, paneled bath and separate shower cubicle, this room suits the needs of the modern family.

### External Games Room

**4.41m x 5.67m (14'6" x 18'7")**

An additional, converted large garage with pitched roof pays homage to a much-loved games room with UPVC double glazed window and french doors leading to rear garden. This space is sizeable and versatile with down lighting, its own power supply and ample sockets throughout.

### Driveway & Gardens

To the front of the property is a large driveway for several vehicles. A low brick walls outlines the perimeter of the property.

To the rear of the property is a private east-facing garden secure with fence paneling. Made up of a patio, grassed lawn and sheltered bike store, the garden provides a comfortable space to enjoy alfresco dining and entertaining. There is also gated access to the side elevation of the property.

### 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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS

