



Orchard Croft, Cottingham, East Riding of Yorkshire

Asking Price £465,000





KEY FEATURES

- Impressive Detached Residence
- Four Bedrooms, Master with En Suite
- Stunning Gardens & Countryside Views
- Private Driveway with Ample Parking
- Corner Plot & Cul-de-sac Position
- Magnificent Open Plan Living
- Contemporary Fitted Kitchen
- Council Tax Band D
- EPC Rating C
- Tenure Freehold



DESCRIPTION

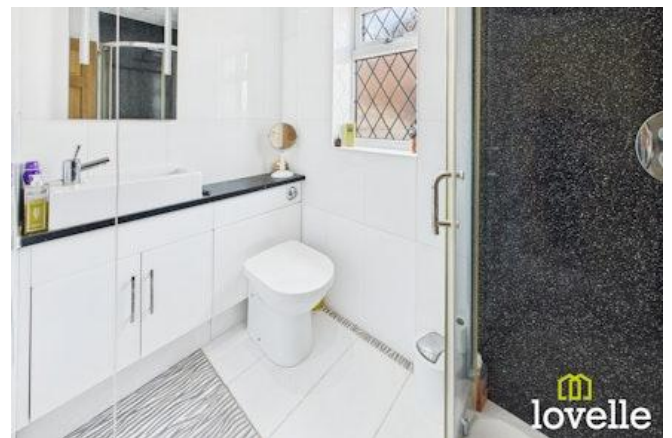
Boasting stunning countryside views to the rear, this impressive detached home is situated on a surprisingly spacious corner plot in a cul-de-sac position. This fabulous residence offers tastefully styled living accommodation throughout has been extended to offer a magnificent open plan living space!

The first-floor accommodation boasts a welcoming hallway, with WC, and access to the outstanding open plan kitchen diner living space. No expense has been spared whilst styling this extended space, that is complete with bifold doors to the rear with views over the amazing garden and neighbouring countryside. The kitchen is fitted with a contemporary range of units and includes a range of high-end appliances.

The first-floor galleried landing features an oriel bay window and provides access to the family bathroom and four sizeable bedrooms, including the master bedroom with en-suite.

Outside, there is a private driveway providing ample off-road parking for several vehicles and access to the garage.

There is no doubt a viewing of this house will take your breath away.





PARTICULARS OF SALE

Entrance Porch & Hallway

Entrance to the property is via a composite entrance door into a porch, with further entrance door into the hallway. The hallway has a quarter turn staircase to first floor accommodation with cupboard beneath, access to lounge area, kitchen area, downstairs WC and cloaks space with internal door to garage. Two feature column radiators and a Hive thermostat.

Ground Floor W.C.

Wall mounted vanity unit with inset sink, low flush WC, uPVC window to the front elevation and contemporary radiator.

Open Plan Living Area

A magnificent open plan living space boasting an excellent finish throughout! There is a lounge area with feature multi fuel stove and French doors to the garden, dining area and open through to a day room, which features bifolds across the width of the room providing fantastic views over the garden and fields beyond. Throughout the room there are four feature column radiators and a tiled floor.

Kitchen

Fitted with a contemporary range of units, the kitchen includes an integrated Zanussi eye level oven and combination microwave, 5 ring Siemens gas hob with Klarstein extractor above, integrated Bosch dishwasher, wine cooler and space for an American style fridge freezer.

First Floor Accommodation

Landing

uPVC oriel bay window to the front elevation and loft hatch.

Bedroom One

uPVC window to the rear elevation and radiator.

En Suite

Fitted with a three-piece suite comprising shower cubicle and vanity unit housing a countertop sink and concealed cistern WC. uPVC window to the side elevation.

Bedroom Two

uPVC window to the rear elevation and radiator.

Bedroom Three

uPVC window to the front elevation and radiator.

Bedroom Four

uPVC window to the front elevation and radiator.

Family Bathroom

Fitted with a three-piece suite comprising bath with shower over and glass screen, fitted vanity unit housing a sink and concealed cistern WC. Part aquaboarding to the walls and part tiled. uPVC window to the side elevation and heated towel rail.

Garage & Utility

With up and over vehicle door.



Gardens

Situated on a corner plot the generous and beautifully manicured rear garden boasts spectacular views of neighbouring countryside. With an array of features including a decked area, patio and gravelled areas, the remainder of the garden is laid to lawn and surrounded by mature hedges, planting, shrubbery and fruit bearing trees.

Frontage

The front of the property is block paved for ease of maintenance and provided off street parking for several vehicles, with mature hedge borders for privacy. There is gated access to both sides of the property.

Location

The property is situated in this sought after residential location, 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 regions' motorway network. There is a local train service available, 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: 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.

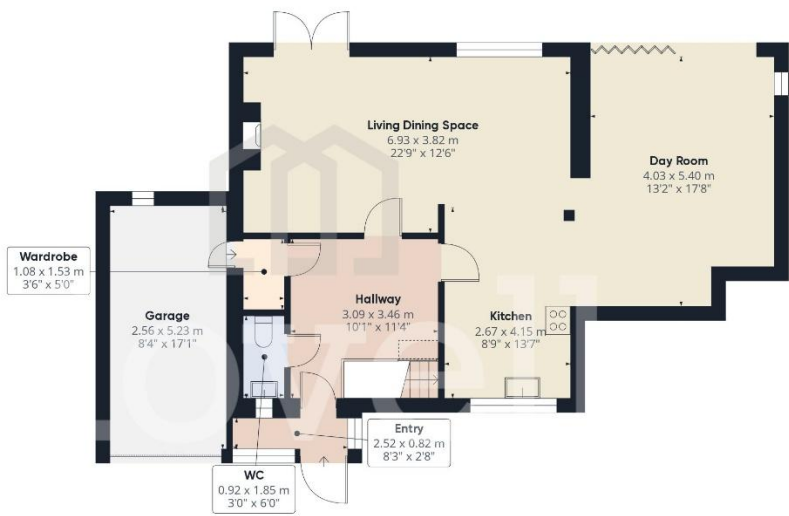
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



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

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

130.44 m²
1404.03 ft²

Reduced headroom

0.31 m²
3.28 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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