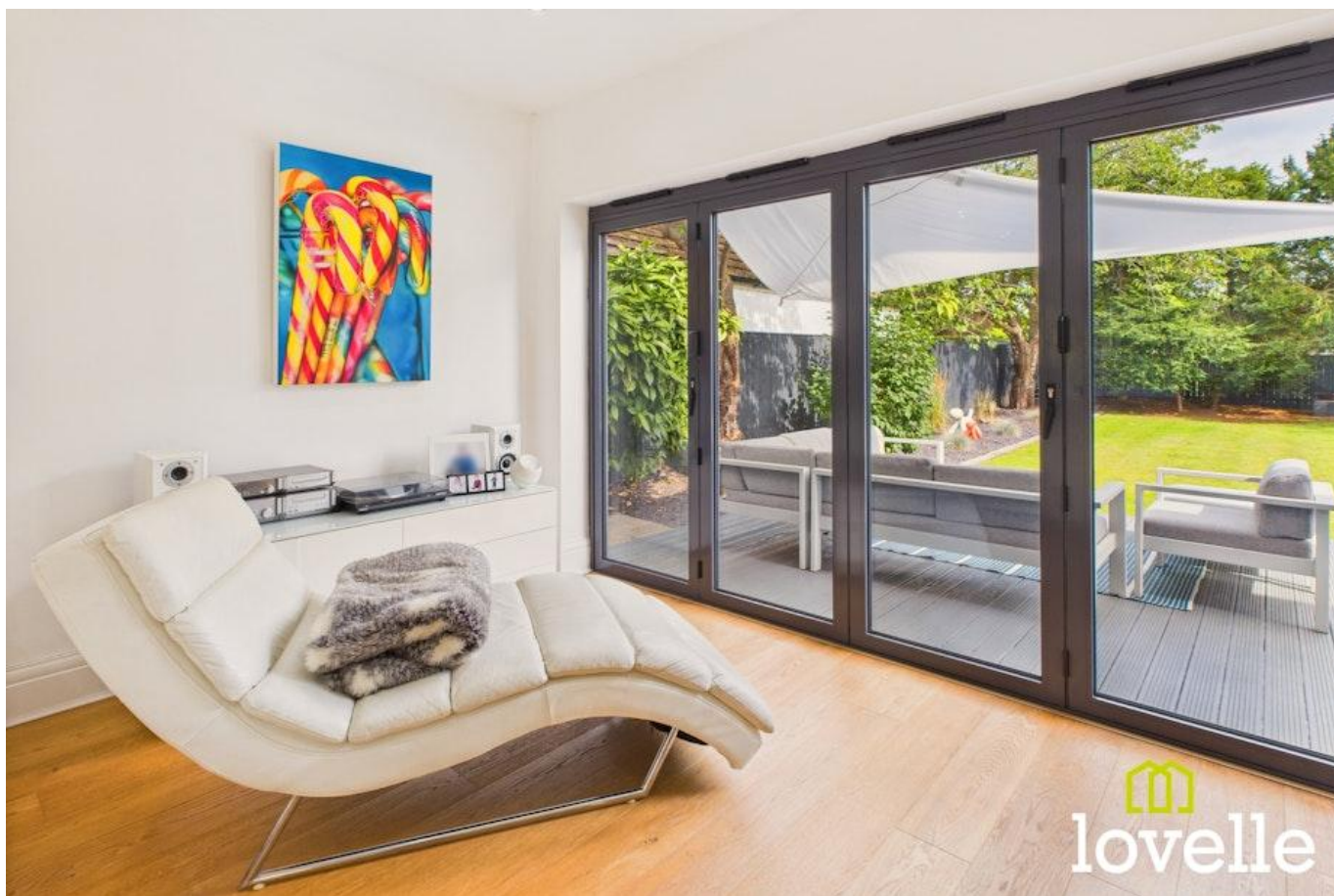




Newgate Street, Cottingham, East Riding of Yorkshire
Asking Price £575,000





KEY FEATURES

- SUBSTANTIAL DETACHED PROPERTY
 - DESIRABLE CENTRAL LOCATION
 - FOUR DOUBLE BEDROOMS
 - SPACIOUS ENCLOSED GARDEN
 - SIZEABLE DRIVING
 - DETACHED GARAGE
 - CONTEMPORARY & STYLISH DECOR
 - HIGH SPECIFICATION
-
- Tenure Freehold
 - Council Tax Band F
 - EPC rating D



DESCRIPTION

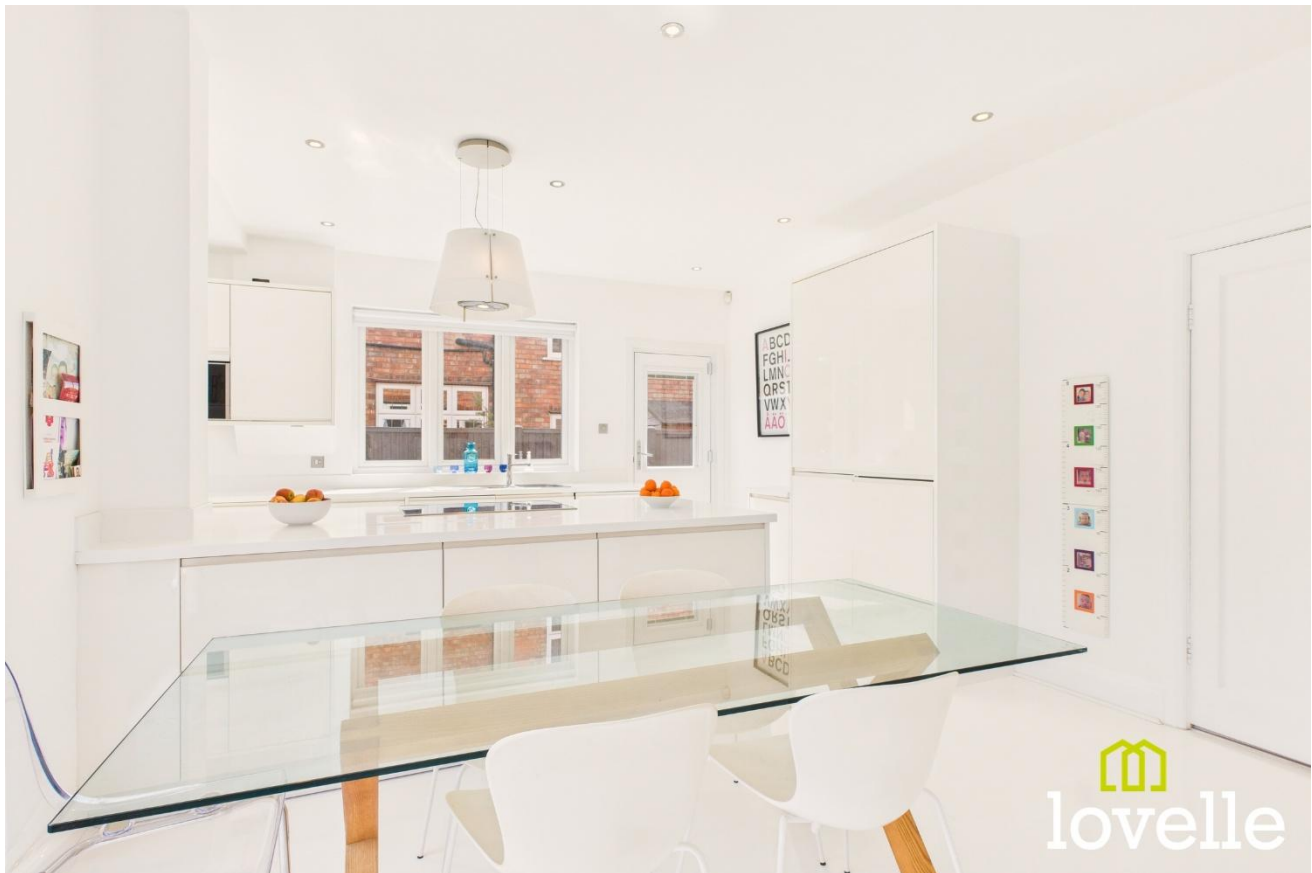
We are proud to present to the market this breath-taking four bedroom detached house on the popular location of Newgate Street, Cottingham. Standing proud on this generous plot this is a rare opportunity to acquire such a property. Get ready to be transported as you step through the front door into a modern, contemporary minimalist home with open plan living and bi folding doors allowing indoor outdoor living.

Upon entering the ground floor, you are welcomed into a truly versatile and beautifully appointed living space designed with modern family life in mind. To the front, a generously proportioned family room features a charming bay window, allowing natural light to cascade through the space, creating a bright yet homely atmosphere. To the rear, sleek bi-folding doors open fully onto the raised decking area, effortlessly connecting the indoors with the outdoors and providing the perfect setting for summer gatherings or quiet evenings overlooking the garden. A second reception room, with dual-aspect windows to the front and side elevations, offers excellent versatility. Generous in size, yet maintaining a warm and intimate ambience, this room lends itself perfectly as a formal sitting room, a snug, or even a home cinema. Both reception rooms are enhanced by inset Stovax multi-fuel fires, offering a stylish focal point and a cosy retreat during the cooler months. Positioned to the rear of the property is a stunning open-plan kitchen, dining and living space - truly the heart of the home. Designed with both style and functionality in mind, this expansive area is ideal for family gatherings, relaxed evenings, and entertaining guests. Modern bi-fold doors open seamlessly onto the decking, creating an effortless indoor-outdoor flow, while large windows to the rear and side elevations bathe the space in natural light throughout the day. The contemporary kitchen is fitted with a wide range of sleek white base and wall units, offering excellent storage solutions, complemented by high-quality work surfaces and a selection of integrated appliances designed to cater for every culinary need. There is ample space for a large family dining table and a comfortable seating area, ensuring this open-plan design remains practical as well as stylish. A convenient side door leads directly to the driveway, providing easy access to and from the home. This thoughtfully designed ground floor layout strikes the perfect balance between spaciousness and warmth, making it ideal for everyday living whilst also being perfectly suited to hosting family and friends. The ground floor features underfloor heating in the reception rooms, hallway and kitchen. The ground floor is also served by a guest WC comprising of low flush toilet and hand basin.

To the first floor, an impressive open gallery landing creates a sense of space and light, providing access to the home's well-proportioned bedrooms and family bathroom. The four bedrooms are all generous doubles, thoughtfully designed to combine comfort and style. Two of the rooms enjoy views to the front of the property, while the remaining two overlook the rear garden, each offering a calming outlook to wake up to every morning. Each bedroom continues the home's modern, sleek and refined aesthetic, with clean lines and a fresh, contemporary finish. These tranquil spaces provide the perfect retreat at the end of the day, ideal for relaxation, reflection and a restful night's sleep. The box room is currently utilised as a practical storage room but lends itself equally well as a nursery, dressing room or home office, offering flexibility to adapt to the changing needs of family life. All bedrooms are served by the family bathroom, which features a classic three-piece suite comprising a panelled bath, hand basin and low-flush WC. With the potential to update to your own taste, this space provides a functional and convenient facility for the whole household.

Outside, to the front of the property, a charming low-walled garden sets a welcoming first impression, complemented by decorative stone and well-established planting, shrubs and mature trees. A generous driveway provides ample off-street parking for multiple vehicles and leads directly to the garage, ensuring practicality for busy family life. To the side of the house, a greenhouse offers excellent potential for those with a passion for gardening or growing their own produce. To the rear, the property truly comes into its own with a beautifully landscaped garden designed to be enjoyed by all the family. A raised decking area extends seamlessly from the house, creating the perfect spot for morning coffee, alfresco dining or evening entertaining. Beyond this, a large, neatly maintained lawn is bordered by stylish, well-stocked bedding areas, adding colour and interest throughout the seasons. Towards the rear of the garden, mature trees provide a sense of privacy and seclusion, while a charming rockery area, complete with established planting and a dedicated seating area, offers a peaceful retreat to unwind and enjoy nature. This thoughtfully designed outdoor space continues the home's theme of comfort and relaxation, offering multiple zones for socialising, play and quiet reflection - the ideal setting for family life and hosting friends alike.

Do not delay, book your viewing today!



PARTICULARS OF SALE

Hallway

A bright and airy welcoming hallway that provides access to the reception rooms, open plan kitchen diner family room and guest WC. A striking staircase leads to the first floor.

Living Room

This bright and airy living room runs the length of the property and offers plenty of space and natural light. With bay window to the front and a double set of bi fold doors to the rear which provides access to the garden area allowing for indoor outdoor living. A inset Stovax multi fuel fire provides a focal point.

Lounge

A generous lounge that maintains a cosy feel. Featuring windows to the front and side elevation. A inset Stovax multi fuel fire provides a focal point.

Kitchen Diner

A generous sized kitchen and dining area with fully integrated kitchen appliances. Plenty of natural light with widows to the rear and also the right hand side. To the rear is also a double set of bi fold doors which leads on to the garden area.

WC

The WC at the bottom consist of a hand basin and WC, with a window to the side of the elevation.

Landing

Providing access to bedrooms and family bathroom. Window to the side of elevation. Access to loft.

Bedroom One

A generous double bedroom with bay window to the front elevation.

Bedroom Two

A generous double bedroom with natural night through the windows to the front elevation and side elevation.

Bedroom Three

A generous double bedroom with windows to the rear elevation.

Bedroom Four

A spacious double bedroom with windows to the rear elevation.

Box Room

Currently used as a storage room this versatile room could also be used as a nursery, dressing room or home office.

Bathroom

A large modern bathroom with three piece suite consisting of a wash basin, low flush toilet and free standing bath. Chrome vertical radiator. Windows to the rear elevation.



Garage

Providing secure parking or extra storage. Power and lighting. Electric door.

Outside

To the front of the property is a spacious driveway area with ample space for parking. To the side of the property leads you to the garage. At the rear of the property is a bright and spacious garden, consisting of a decking area and grass area, which leads into both the living room and kitchen through bi fold doors. With plenty of green, it consists of apple trees, grass and shrubs with a rockery to the side. The property also benefits from a shed, greenhouse and log store.

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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FLOOR PLANS



