



New Village Road, Cottingham, East Riding of
Yorkshire

Asking Price £680,000




lovelle



KEY FEATURES

- Detached house
- Four bedrooms
- Four reception rooms
- Double garage
- Generous driveway
- Large mature garden
- Prime location
- Excellent Transport links
- Rare opportunity
- Total area 294 square metres
- EPC rating TBC



DESCRIPTION

We are delighted to bring to the market this exceptional family home! This property offers space in abundance, with every room having generous proportions and flooded in natural daylight.

You enter into a large reception hallway with doors leading to the dining room, living room, family room, kitchen diner, guest W.C and cloakroom.

The dining room offers Oak flooring, space for a large table and is perfect for a formal dining event, it leads conveniently into the dining kitchen.

For a more casual yet elegant dining experience the Kitchen perfectly equipped. Flanked with solid Oak wall and base units, stunning granite work surfaces and splash-backs, travertine flooring, a large dining island, integrated appliances, Belfast sink, several lighting options, a substantial dresser unit and an impressive Range cooker, this is a room to entertain and impress guests.

There is a spacious living room to the front to the property with a feature gas fire, large bay window and fabulous wall coverings, a theme found throughout this luxurious property.

The Guest W.C is another beautifully presented room, with a large vanity basin with mirror above, mirrored tower radiator, high-gloss wood cabinets and brilliant white porcelain flooring.

Into the family room you are greeted with space and light, the depth of colour from the solid black American Walnut flooring contrasts the bright white walls and wonderful views across the large garden are framed by the large windows and French doors out to the courtyard.

The wide, kite winder staircase leads up to a galleried landing area, flooded in natural daylight, from this are four large double bedrooms, a walk-in linen storage cupboard and a huge family bathroom.

All four bedrooms are generous doubles with the principle bedroom benefitting from a stunning ensuite bathroom. The ensuite is tiled in warm, luxurious travertine across the floor and walls, there is a large walk-in shower, chrome towel radiator, large basin with mixer tap and illuminated vanity mirror.

The family bathroom is the height of opulence, double basins with high-gloss wood cabinets, illuminated vanity mirrors, large walk-in shower, huge Jacuzzi tub and a recessed television within the wall all make for a 5 star hotel bathing environment!

Back down the stairs and leading from the kitchen is the 50.4msq garden room, a fabulously giant room for the whole family to relax in together, French doors lead to the garden bringing the outside in during Summer and a high performance log burner sits proudly in the corner for those cosy winter nights!

The garden is a vast area but thoughtfully sectioned, allowing for entertaining and relaxing depending on the occasion. From the dining courtyard to the decked hot tub area, onto the raised rear dining area set under a natural wood pergola and then to a private seating area, you can retreat to the summerhouse or walk across the bridge over the herbaceous border, this garden offers space but also private areas with views. Laid to lawn and beautiful natural stone paving with a plethora of mature shrubs, trees and palms, this is a true haven of tranquillity for relaxation and reflection.





PARTICULARS OF SALE

Hallway

2.89m x 3.61m (9'6" x 11'10")

A bright, generous and welcoming entrance hall providing access to three reception rooms, kitchen and guest WC. Stairs leading to the first floor.

Living Room

3.94m x 5.43m (12'11" x 17'10")

Featuring a bay window to the front elevation allowing natural light to flow into the room. A white feature fire surround provides a focal point.

Family Room

4.55m x 9.04m (14'11" x 29'8")

The first of two generous reception rooms to the rear of the property providing versatile living space for the whole family to enjoy and entertain. Featuring windows to the rear and side elevation and French doors to the side elevation that lead onto the patio area. A bright, airy and spacious space.

Garden Room

5.76m x 9.07m (18'11" x 29'10")

The second of two generous reception rooms to the rear of the property providing versatile living space for the whole family to enjoy and entertain. Featuring a log burner, windows to the rear and side elevation, French doors to the rear garden and door to the integral garage. A bright, airy and spacious space for the whole family to enjoy.

Dining Kitchen

6.37m x 4.8m (20'11" x 15'8")

A spacious breakfast kitchen with window and French doors to the rear elevation. Featuring a mix of base and wall units

Dining Room

3.35m x 3.63m (11'0" x 11'11")

A dining room with window to the front elevation, access to and from the kitchen and hallway.

Guest W.C

2.94m x 1.61m (9'7" x 5'4")

Featuring a low flush toilet and hand basin.

Landing

2.92m x 5.12m (9'7" x 16'10")

A generous gallery landing providing access to the bedrooms, family bathroom and storage cupboard. Window to the front elevation and loft hatch for loft access.

Bedroom

3.95m x 4.82m (13'0" x 15'10")

A generous double bedroom with window to the rear elevation. A door provides access to the en suite bathroom.

EnSuite

3.93m x 1.38m (12'11" x 4'6")

Featuring a three piece suite comprising of walk in shower, hand basin and low flush toilet. Chrome heated towel rail and neutral tiling.

Bedroom

3.96m x 3.97m (13'0" x 13'0")

A double bedroom with window to the front elevation.

Bedroom

3.35m x 3.63m (11'0" x 11'11")

A double bedroom with window to the front elevation.

Bedroom

3.22m x 3.64m (10'7" x 11'11")

A double bedroom with window to the rear elevation.

Family Bathroom

3.03m x 3.36m (9'11" x 11'0")

A family bathroom featuring a five piece suite comprising of bath, shower, dual sinks, low flush toilet. Chrome heated towel rail and neutral tiling.

Garage

5.41m x 6.1m (17'8" x 20'0")

A double garage providing secure parking or extra storage with one electric up and over door and one manual providing vehicular access from the driveway. Housing of the ideal logic boiler. Power and plumbing for white goods. An integral door provides access to the main house.

Outside

To the front of the property is a block paved driveway behind fencing and electric gates providing off street parking for numerous vehicles. To the rear of the property is a generous enclosed private garden. The garden features a patio from the house leading onto a raised decked area. Paths lead around the lawned area to a raised patio with covered pergola and secluded summerhouse. The garden has established planting, bushes, hedging and trees throughout providing a garden for the whole family to relax, enjoy and entertain.



TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: G

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



Floor 0



Floor 1

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Approximate total area⁽¹⁾

294.5 m²

3171 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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