

Hodgson Close, Cottingham, East Riding of Yorkshire  
Asking Price £350,000







## KEY FEATURES

- Detached Property
- Four Double Bedrooms
- Ensuite Bathroom
- Laundry Room
- Ground Floor W.C
- Integral Garage
- Open Plan Kitchen Diner
- Driveway
- South-Facing Garden
- Boarded Loft Storage
- EPC rating B
- First-Floor Study



## DESCRIPTION

We are very excited to bring to the market this impressive detached family home, built by "Persimmon Homes" in 2019 this property includes the remaining NHBC construction warranty.

This stylish home is tastefully appointed throughout offering versatile accommodation including; four double bedrooms with the principal bedroom benefitting from an ensuite bathroom, a first-floor study, a family bathroom, boarded loft storage, an open-plan kitchen diner, sizeable laundry room, a convenient ground floor W.C, a generous sitting room and an integral garage.

The stylish hallway invites you into the property through a high-security composite front door, onto a Porcelain tiled floor which continues through into the Kitchen diner. The decor is both striking and on-trend and is elegantly simple!

You first come to the family sitting room on the left of the hallway, benefitting from plantation shutters to the front for privacy and acoustic panelling to the back corner of the room to make a perfect place for the whole family to relax together.

There is a fantastic open-plan Dining Kitchen with double French doors leading out to the South-Facing tropical garden. This bright and airy room is the perfect arrangement for cooking with the family or when entertaining friends. The kitchen benefits from a full-size dishwasher, a larder-style fridge freezer, a fan-assisted oven, four ring gas hob with externally vented extraction over, a stainless steel splashback and a range of wall and base units in Coral with contrasting work surfaces.

Leading from the kitchen is a conveniently located laundry room, providing space for a washing machine and tumble dryer, a storage cupboard, a full-width work surface and a high-security composite door with window which leads to the rear garden. The IDEAL Logic 35 Gas Fired combi boiler is located within the laundry room and has just been serviced.

From the laundry room is the Ground Floor W.C comprising of a close-coupled W.C, a pedestal wash basin and a window to the side of the property. The porcelain tiled floor continues through to this room.

The property offers a generous, South-Facing Tropical themed garden with terraced patios leading down to an array of palm trees and a timber pergola. To the front of the property is an integral garage and off-road parking for two vehicles.

Access to the first-floor accommodation is from the central galleried landing area, there are four generous double bedrooms all stylishly decorated and with Plantation shutters. The principal bedroom benefits from an ensuite bathroom, bedroom no. 3 is currently arranged as a full walk-in wardrobe and dressing room and there is a study to the rear of the property, with views over the rear garden.

There is a family bathroom comprising of a three-piece suite and a large loft which is boarded for storage and accessed from the central landing.

Viewing is highly recommended as we are expecting significant interest in this property, this is a fabulous home and is ideal for the family buyer!







## PARTICULARS OF SALE

### Hallway

**1.96m x 5.12m (6'5" x 16'10")**

Located in the centre of the property and accessed through a high-security composite door with window. Laid to large porcelain tiled flooring and providing access to the sitting room and Kitchen Diner on the ground floor. There is a staircase leading up to the first-floor accommodation with a storage cupboard underneath.

### Sitting Room

**3.26m x 4.59m (10'8" x 15'1")**

A wonderful room for the family to relax and unwind, there is a window to the front of the property with white plantation shutters, the room is laid to carpet and there is acoustic panelling to one corner.

### Kitchen Diner

**6.5m x 3.06m (21'4" x 10'0")**

A large recreational room spanning the width of the house, laid to Porcelain tiles as a continuation from the hallway. Bright, airy and inviting, with French Doors and a large window to the rear garden, both with plantation shutters. The kitchen is well-equipped and neutral in finish and colour scheme.

### Laundry Room

**1.71m x 2.12m (5'7" x 7'0")**

Styled in the same finish as the Kitchen Diner, providing convenient accommodation for laundry equipment and additional appliances. A high security composite door provides access to the rear garden and there is access to the W.C.

### Ground Floor W.C.

**1.63m x 0.82m (5'4" x 2'8")**

Comprising of a close-coupled W.C and pedestal wash basin, with neutral décor a Porcelain tiled floor and a window to the side of the property.

### Bedroom No. 1

**3.37m x 4.18m (11'1" x 13'8")**

The principal bedroom is a large double room with a triple window to the front of the property, a subdued colour scheme contrasts against the white plantation shutters and benefits from an ensuite bathroom.

### Ensuite Bathroom

**1.32m x 2.33m (4'4" x 7'7")**

Directly off the principal bedroom, the ensuite comprises of a close-coupled W.C, a pedestal wash basin and a large walk-in shower cubicle with a Mira thermostatic shower valve and stone-effect tiling. There is a window to the front of the property and white plantation shutters.

### Bedroom No. 2

**3.45m x 3.27m (11'4" x 10'8")**

Also to the front of the property, this is another very generous double bedroom with a built-in wardrobe. The triple window to the front of the property is finished with white plantation shutters.

### Bedroom No. 3

**2.99m x 3.6m (9'10" x 11'10")**

A double bedroom to the rear of the property, currently arranged as a walk-in wardrobe and dressing room. The fittings and fixtures of this room can remain post sale or be removed, at the buyers discretion. There is a South-facing window with views over the garden and plantation shutters.

### Bedroom No. 4

**2.83m x 3.12m (9'4" x 10'2")**

A further generous double bedroom to the rear of the property with views across the garden, neutral décor provides a calming environment.



### Study

**2.17m x 2.15m (7'1" x 7'1")**

A fantastic addition to an already well-appointed family home, this first floor study is the perfect room for those who work from home or for the gamers out there!

### Family Bathroom

**2.79m x 1.7m (9'2" x 5'7")**

A good-sized bathroom offering of a three piece suite, Porcelain tiled floor and stone-effect, half-tiled walls. There is a window to the side of the property and extraction.

### Integral Garage

**2.76m x 5.04m (9'1" x 16'6")**

Currently arranged as a home Gym, there is power and lighting and a powered vehicle door to the front.

### Rear Garden

A tropical escape...South-facing and set to a back-drop of palm trees. Terraced patios lead down to a timber Pergola. This garden is private and relaxing place for the family and for entertaining friends.

### Front Garden

Laid to lawn and with private parking for two vehicles, shrubbery softens the front of the property and provides privacy below the sitting room window.



## TENURE

The tenure of this property is Freehold. A service charge is payable yearly – TBC.

## LOCAL AUTHORITY

Council tax band: E

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.

The EPC Rating of this property is: B

## AGENTS NOTE

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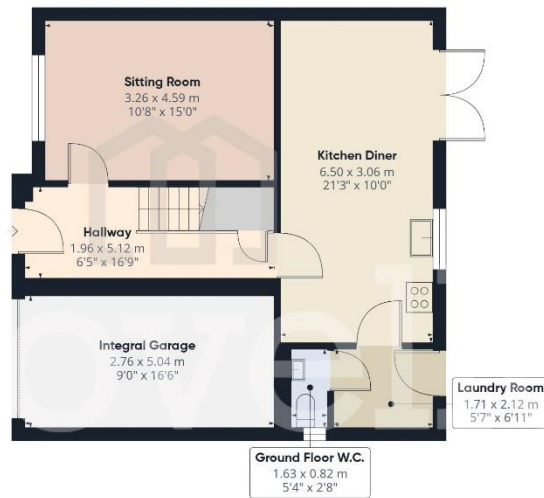
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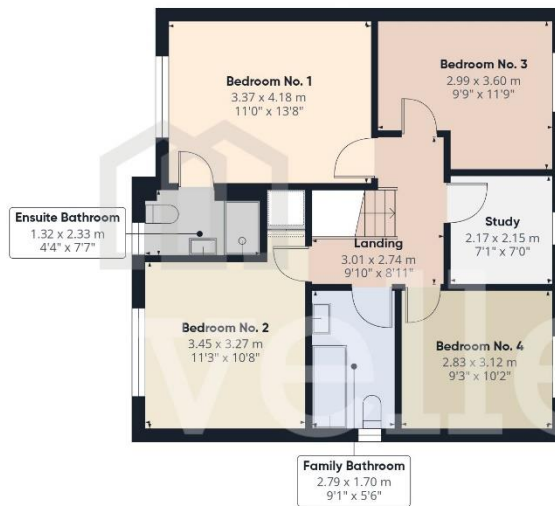
## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

126.3 m<sup>2</sup>

1361 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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