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Limb
MOVING HOME



Lime Tree House, 6a Dunswell Road, Cottingham, East Yorkshire, HU16 4JB

- 📍 Simply Stunning!
- 📍 Fabulous Open Plan Living
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = F
- 📍 Lounge & Study
- 📍 Fabulous Gardens
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = C

£614,995

INTRODUCTION

This stunning detached house boasts 4 spacious bedrooms and 2 modern bathrooms, providing ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is the parking for multiple vehicles, ensuring convenience and ease for you and your visitors. The added security of electric gates offers privacy, peace of mind and a touch of luxury to your everyday life.

Step inside to discover the heart of the home - a breathtaking open plan living kitchen that is perfect for hosting gatherings and creating lasting memories. The galleried landing adds a touch of elegance, while the four double bedrooms provide comfort and relaxation for all.

As you make your way outside, you'll be greeted by a fabulous garden where you can unwind and enjoy the outdoors in the privacy of your own space. Whether it's a summer barbecue or a quiet morning coffee, this garden offers endless possibilities for you to create your own oasis. The outdoor sauna adds a touch of luxury, providing a perfect spot to relax and rejuvenate after a long day.

Don't miss out on the opportunity to make this property your own and experience the luxurious lifestyle it has to offer. Contact us today to arrange a viewing and take the first step towards calling this house your home.

LOCATION

Situated to the north western fringe of the village, Dunswell Road is close to open countryside, and easy access can be gained to the facilities which Cottingham has to offer. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door through to:



ENTRANCE HALLWAY

13'0" x 10'0" approx (3.96m x 3.05m approx)

A very attractive hallway with tiled flooring and a staircase having oak and glass balustrade leading up to the first floor and galleried landing.



LOUNGE

22'0" x 12'10" approx (6.71m x 3.91m approx)

An elegant room being triple aspect with bay window to the front, windows to side and double doors leading out to the rear terrace. The focal point of the room is feature marble fireplace housing a log burning stove.



STUDY

9'2" x 8'7" approx (2.79m x 2.62m approx)
With fitted furniture and desk.

OPEN PLAN LIVING/DINING KITCHEN

34'9" x 25'0" approx (10.59m x 7.62m approx)

Truly the heart of the home. A simple stunning space to the rear of the house which combines the kitchen, dining and living space. This open plan space has sets of wide sliding doors opening out to the terrace and a large lantern light which allows light to flood in. The designer kitchen by Hacker incorporated an extensive range of sleek handleless units, LED under lighting and a grand island with granite surface and a breakfast bar peninsula. Overall appliances include a Miele oven, steamer, combination microwave and warming drawer, induction hob with ceiling inset extractor and dishwasher. Features also include a wine cooler, larder fridge and freezer, under counter sink with mixer tap and a further under counter sink to the island with Quooker instant hot water and filter tap.

A tiled floor extends throughout the room with underfloor heating and there are a multitude of recessed downlighters.



KITCHEN AREA



DINING AREA



LIVING AREA



UTILITY ROOM

12'3" x 6'8" approx (3.73m x 2.03m approx)
Having a range of fitted units, worksurfaces, sink and drainer, plumbing for a washing machine, space for a dryer, tiled surround, tiling to the floor, external access door to side and internal door through to the garage.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor.



FIRST FLOOR

GALLERIED LANDING

With window to the front elevation. Glass and oak detailed balustrade to stairwell.



BEDROOM 1

12'10" x 12'10" approx (3.91m x 3.91m approx)

With window to the front elevation. To the rear lies a dressing area with a fitted wardrobe having sliding mirrored fronts. Window to rear.



DRESSING AREA



EN-SUITE BATHROOM

With contemporary suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiling to the walls and floor, heated towel rail.



BEDROOM 2

16'3" x 10'2" approx (4.95m x 3.10m approx)
Windows to two elevations. Built in wardrobe.



BEDROOM 3

13'8" x 8'10" approx (4.17m x 2.69m approx)
With built in wardrobe and window to the rear elevation.



BEDROOM 4

11'2" x 9'3" approx (3.40m x 2.82m approx)
With built in wardrobe and window to side elevation.



BATHROOM

10'10" x 8'5" approx (3.30m x 2.57m approx)
With contemporary suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls, toiletries cupboard, recessed downlighters and window to rear.



OUTSIDE

A wall runs to the front of the property and electric gates open up to the block set forecourt which provides ample parking and hard standing. There is a double garage which measures approximately 17'6"x16'0" internal. The garage is accessed via two up and over entrance doors and an internal door from the utility room.

The rear garden is an absolute delight. A stunning patio extends across the back of the house with lawn beyond having a multitude of attractive borders providing an array of colour.

To the rear of the garden is an electric sauna pod.



REAR VIEW



SAUNA POD



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

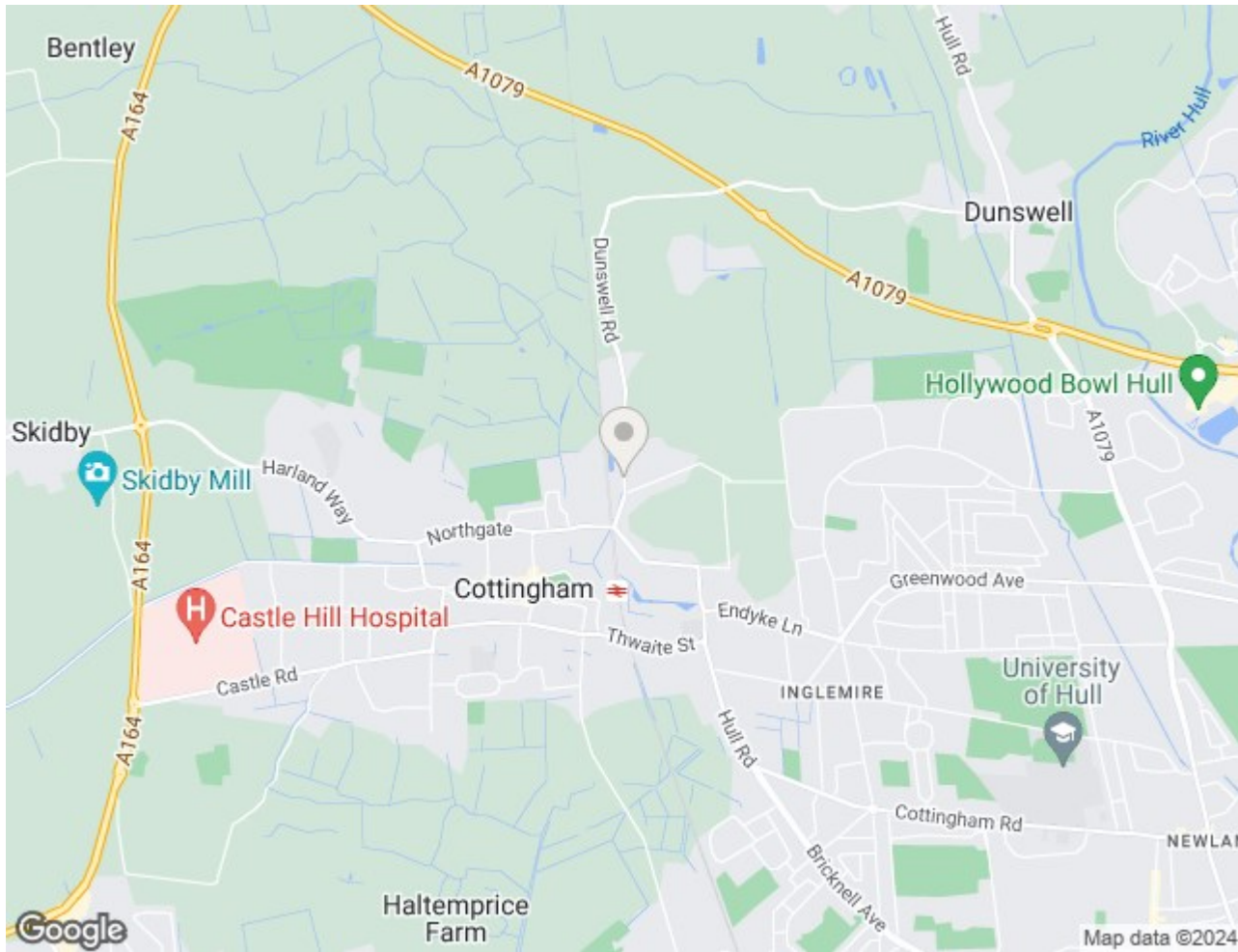
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

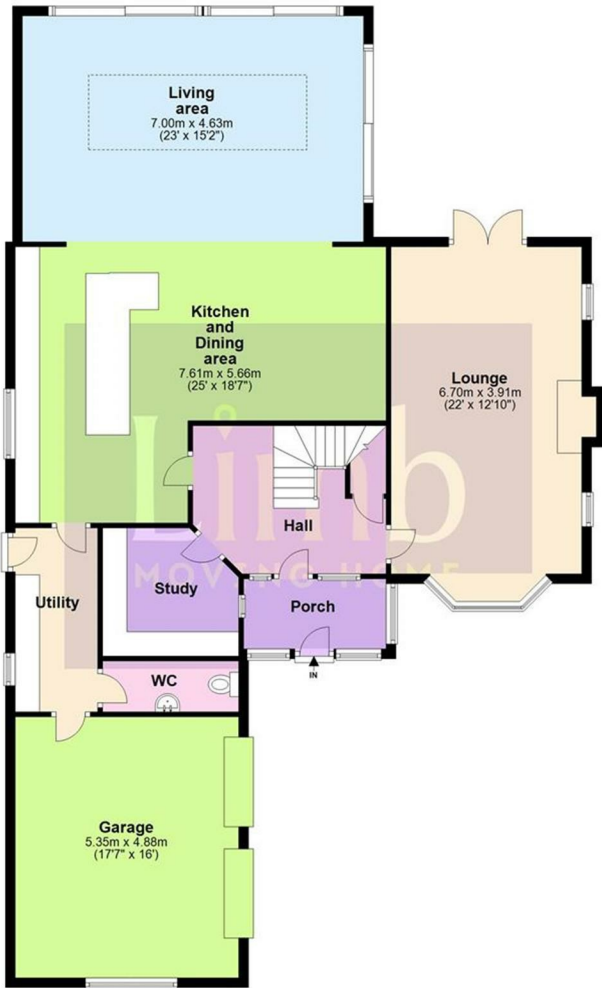
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



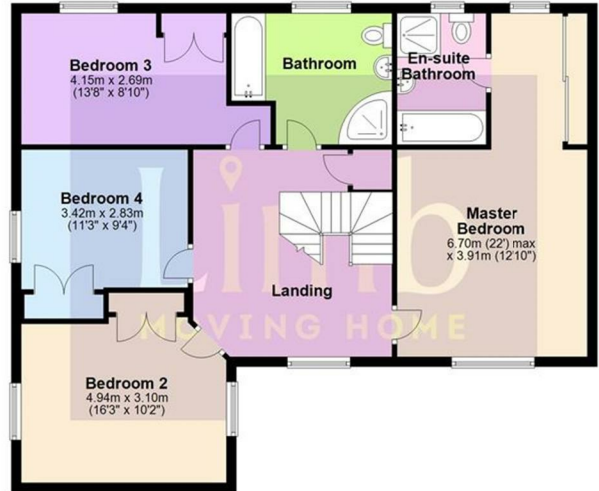
Ground Floor

Approx. 128.9 sq. metres (1387.8 sq. feet)



First Floor

Approx. 91.4 sq. metres (983.7 sq. feet)



Total area: approx. 220.3 sq. metres (2371.4 sq. feet)

