

Whitakers

Estate Agents



51 Morris Croft, Cottingham, HU16 5GU

£387,000

****NO ONWARD CHAIN****

Whitakers Estate Agents are pleased to introduce this immaculate showcase of the 'Radleigh' constructed by reputable builders Barratt Homes on their sought after Poppy Fields development in Cottingham.

The internal layout briefly comprises ground level entrance hall which incorporates a cloakroom, useful study, spacious lounge and fitted dining room / Kitchen with French doors opening to the rear garden and utility room off.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite shower room, a fitted second bedroom and two further good bedrooms together with a bathroom furnished with a three piece suite.

Externally to the front aspect, the plot is lawned with a side drive which accommodates off-street parking and follows to the detached garage and gated access to the back of the property.

The rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. The residence also benefits from having an outside tap.

Taken together, the accommodation on offer is ideal for the growing family as it overlooks playing parks and fields, but also falls within the catchment of the prestigious Cottingham High School and Sixth Form College.

Viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

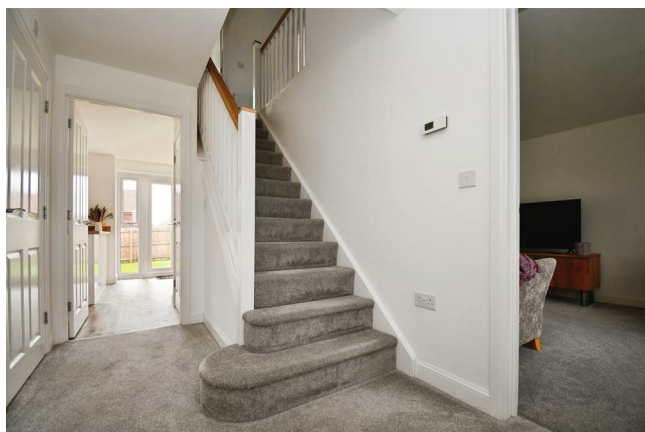
Front external



Externally to the front aspect, the plot is lawned with a side drive which accommodates off-street parking and follows to the detached garage and gated access to the back of the property.

Ground floor

Entrance hall



Composite entrance door, central heating radiator, built in storage cupboard and carpeted flooring. Leading to :

Lounge 16'5" x 11'1" (5.02m x 3.38m)



UPVC double glazed window, two central heating radiators and carpeted flooring.

Study 6'10" x 7'5" (2.10m x 2.27m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Cloakroom

Central heating radiator, laminate flooring and furnished with a pedestal sink with mixer tap and low flush W.C.

Kitchen/ Dining room 10'2" x 26'7" (3.12m x 8.11m)



UPVC double glazed French doors opening to the rear garden with side windows, central heating radiator and laminate flooring.. UPVC double glazed window, laminate flooring and furnished with a range of floor and eye level units, contemporary worktop with matching upstand above, sink with mixer tap and a range of integrated appliances including : oven with hob and hood above, fridge freezer and dishwasher.

Dining area



Utility area

Composite side door, central heating radiator, laminate flooring and fitted with a contemporary worktop with matching upstand above and plumbing for a washing machine.

First floor

Landing



With access to the loft hatch, central heating radiator, built in storage cupboard and carpeted flooring.

Master bedroom 11'7" x 8'1" (3.55m x 2.47m)



Three UPVC double glazed windows, central heating radiator, fitted wardrobes and carpeted flooring.

En-suite shower room



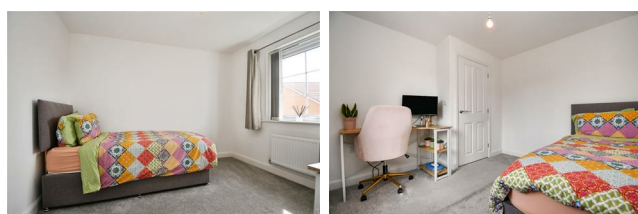
Central heating radiator, partly tiled with laminate flooring and furnished with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 14'0" x 10'11" (4.28m x 3.35m)



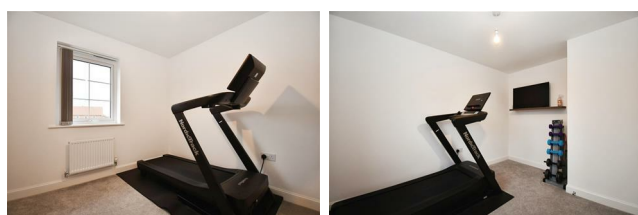
UPVC double glazed window, central heating radiator, over stairs storage cupboard, fitted wardrobes and drawers with illumination feature and carpeted flooring.

Bedroom three 10'4" x 9'4" (3.15m x 2.87m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom four 10'11" x 9'3" (3.34m x 2.82m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap and low flush W.C

Rear external



The rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. The residence also benefits from having an outside tap.

Aerial view of the development



Tenure

The property is held under Freehold tenureship

Council tax band

Council tax band - E

Local authority - East Riding Of Yorkshire

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

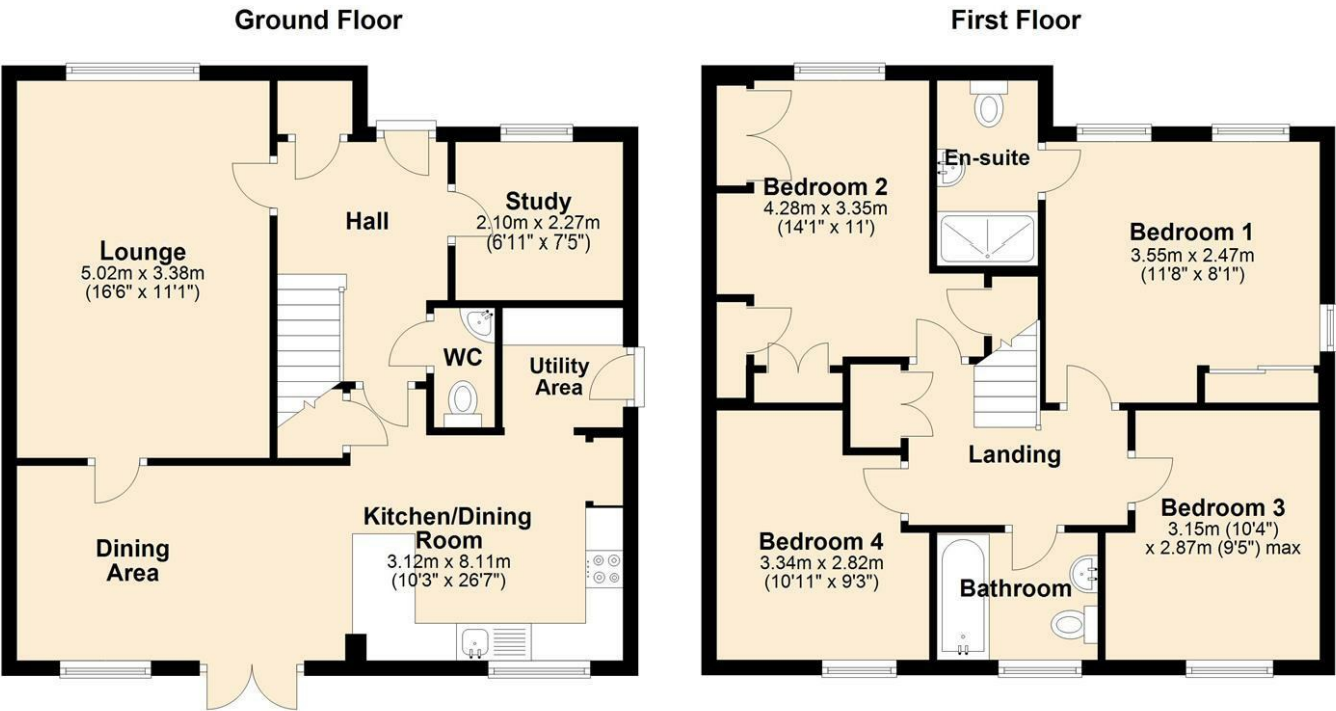
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

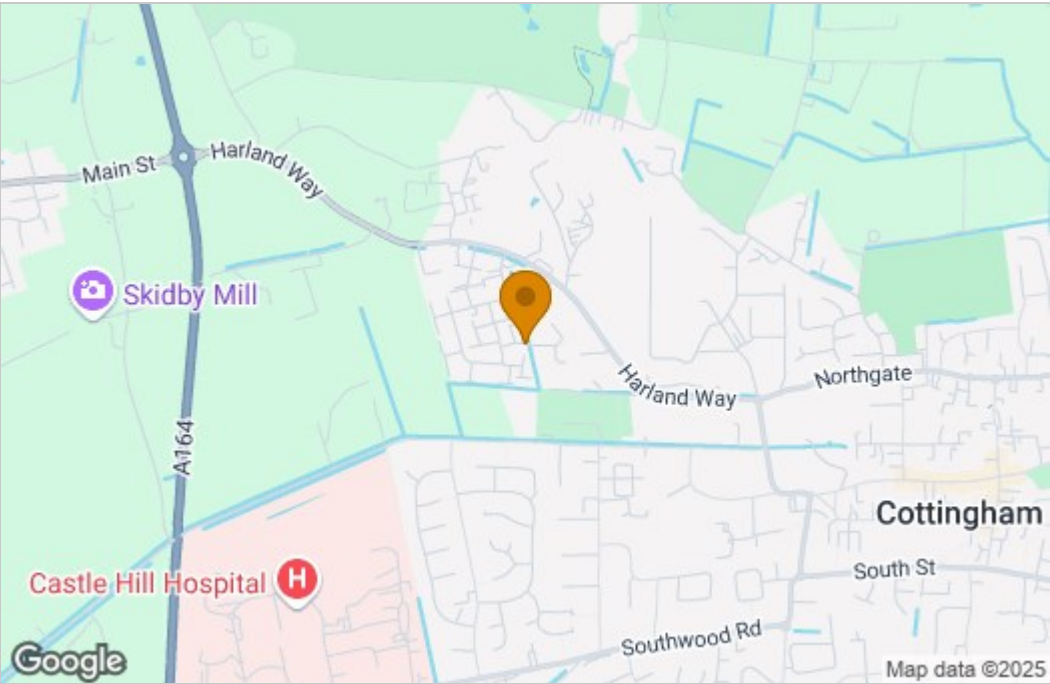
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Floor Plan

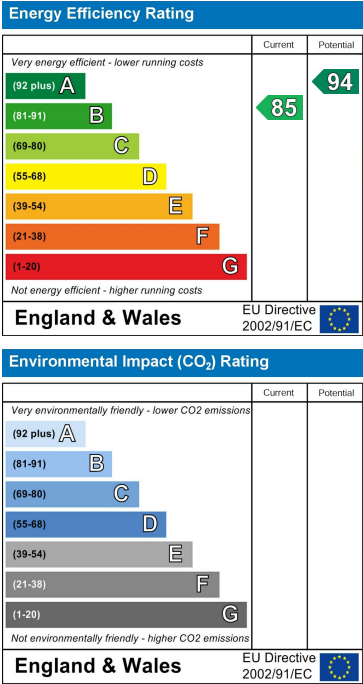


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.