



SYMONDS + GREENHAM

Estate and Letting Agents



4 Edmond Close, Cottingham, HU16 5LX Offers in excess of £265,000

OUTSTANDING THREE BED DETACHED HOME - POPULAR VILLAGE LOCATION - OFF STREET PARKING

Nestled in the sought-after Edmond Close in Cottingham, this outstanding three-bedroom detached home is a true gem waiting to be discovered. Boasting a prime location, this property offers not only a comfortable living space but also easy access to a variety of amenities. From shops to supermarkets, cafes to bars, and restaurants to reputable schools, everything you need is just a stone's throw away. Additionally, excellent transport links make commuting a breeze. Step inside to find a well-appointed interior featuring a cosy lounge, a modern kitchen, and a convenient WC on the ground floor. Upstairs, three inviting bedrooms await, including a main bedroom with its own ensuite, perfect for unwinding after a long day. A stylish family bathroom completes the upper level. Outside, this property impresses with a side drive and ample parking space for two vehicles at the front. Situated on a large end plot, there's also a brick built garage and a charming rear garden, ideal for enjoying a cup of tea on a sunny afternoon. Don't miss the opportunity to make this delightful detached house your new home sweet home in the heart of Cottingham.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

A wonderful family room with excellent natural light.



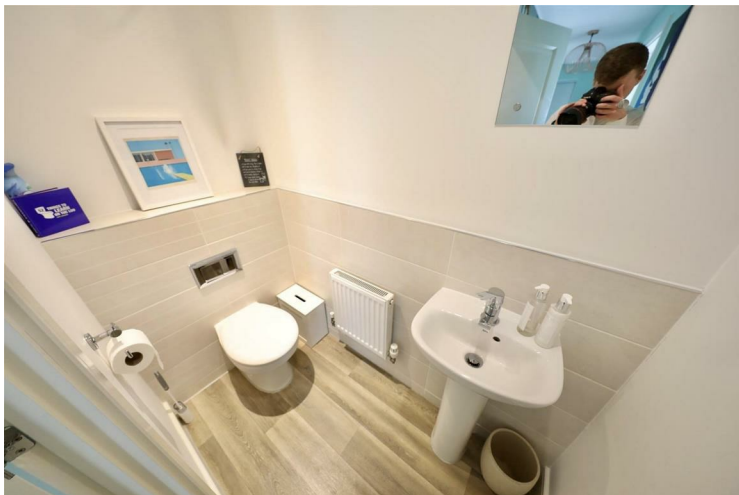
DINING/KITCHEN

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, integrated oven, an integrated hob and plumbing for a washing machine.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

A fantastic main bedroom with ensuite access.



ENSUITE

With a low level WC, a walk in shower and a hand basin.



BEDROOM 2

Another fantastic bedroom with space for storage.



BEDROOM 3

The smallest bedroom but still with plenty of space, offering versatility to be a bedroom, study or other use.



BATHROOM

With a low level WC, a hand basin and a bath.



OUTSIDE

The property benefits from off street parking for multiple cars on the drive, a garage and a rear garden that is laid to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

TENURE

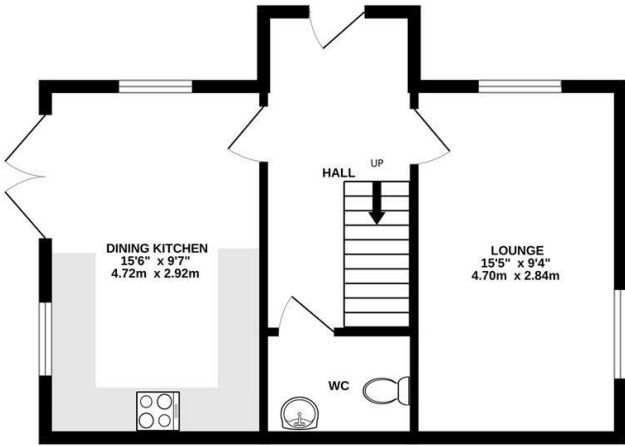
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

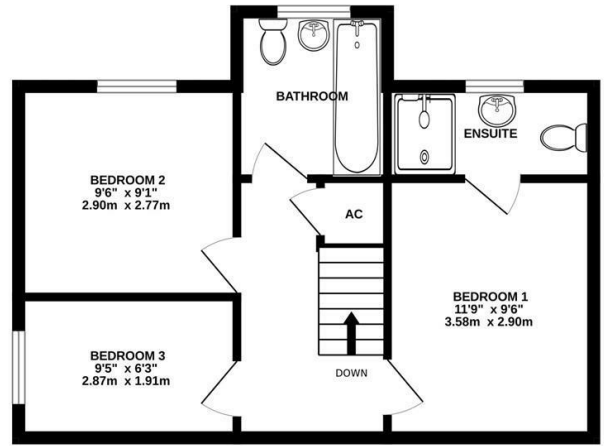
COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

