

## 2 Wheatley Drive, Cottingham, HU16 5LR

**£255,000**

BEAUTIFUL THREE BED SEMI DETACHED - GARAGE AND OFF-STREET PARKING - CLOSE TO WELL-REGARDED SCHOOLS - NEARBY LOCAL GYMS AND VILLAGE AMENITIES

Nestled in the charming area of Cottingham, this beautiful three-bedroom semi-detached house on Wheatley Drive offers an exceptional opportunity for families in search of a welcoming home. The property features a comfortable and homely living area, ideal for entertaining guests or enjoying quality family time. The well-designed kitchen diner provides a perfect space for shared meals and gatherings, enhancing the heart of the home.

With two well-appointed bathrooms, morning routines will be a breeze for everyone in the household, ensuring comfort and convenience. The semi-detached design not only offers a sense of privacy but also fosters a friendly community atmosphere, making it a delightful place to reside.

The property includes a garage, EV charger and off-street parking, providing ample space for residents and visitors alike. This feature is particularly advantageous in a bustling neighbourhood. Located in a sought-after area, the home is in close proximity to well-regarded schools, making it an ideal choice for families with children. Furthermore, local gyms and village amenities are just a stone's throw away, allowing for a balanced lifestyle that combines leisure and convenience.

This delightful family home in Cottingham is not merely a place to live; it is a place to thrive. With its appealing features and prime location, it is sure to attract those seeking a comfortable and practical living space. Do not miss the opportunity to make this lovely property your new home.

## LIVING ROOM

9'5 x 15'5 max (2.87m x 4.70m max)

## KITCHEN

9'5 x 15'4 max (2.87m x 4.67m max)

Base to eye level units, complementary work top surfaces, sink and draining unit, gas hob with overhead extractor fan, integrated electric oven, integrated fridge freezer, integrated dishwasher, french doors leading to the garden

## DOWNSTAIRS W/C

Pedestal sink, low level w/c

## BEDROOM ONE

9'5 x 11'10 max (2.87m x 3.61m max)

With ensuite

## ENSUITE

Pedestal sink, low level w/c, walk in shower, tiled to splash back areas

## BATHROOM

6'2 x 6'2 max (1.88m x 1.88m max)

Panelled path, hung hand basin, low level w/c, tiled to splash back areas

## BEDROOM TWO

9'0 x 9'7 max (2.74m x 2.92m max)

## BEDROOM THREE

9'5 x 6'0 max (2.87m x 1.83m max)

## OUTSIDE

Front of the property is a paved path surrounded by shrubbery. Garden is laid to lawn with a corner seating area, paved path leading to access to garage. The property also benefits from having an EV charger

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

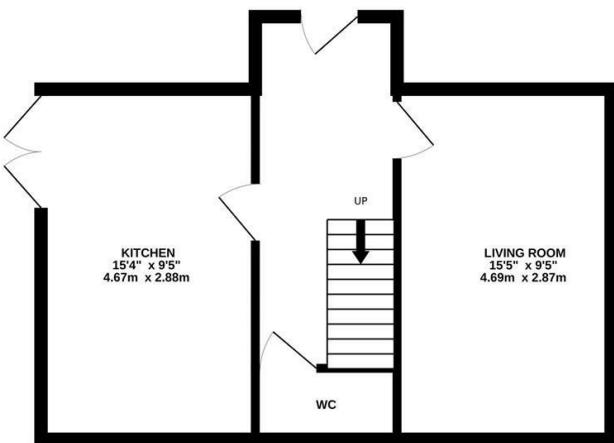
## DISCLAIMER

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.

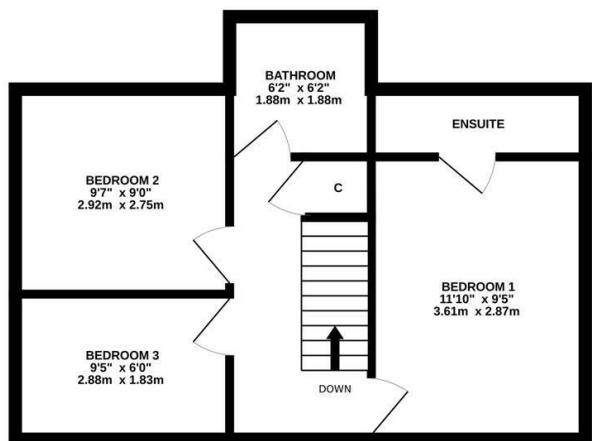
## VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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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