



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 10 Bromby Close, Cottingham, HU16 5DF

### £490,000

GORGEOUS DOUBLE FRONTED FIVE BED DETACHED PROPERTY - POPULAR COTTINGHAM LOCATION - CLOSE TO VILLAGE CENTRE - UPGRADED AND PRESENTED TO THE HIGHEST STANDARD - CONVERTED DOUBLE GARAGE - SOUTH FACING REAR GARDEN

Situated on Bromby Grove in the highly sought after village of Cottingham, this stunning five bedroom detached property is the perfect family home. Beautifully presented and styled throughout to an exceptional standard, this home is in true show home condition. Ideally located near the hospital, it offers excellent access to the village centre, as well as a short drive to the fantastic amenities of Willerby and Beverley.

Upon entering, you are welcomed by a gorgeous hallway with a central staircase, setting the tone for the elegance throughout. The spacious living room features double doors opening onto the patio, while a cosy snug provides a perfect additional sitting space. The heart of the home is the glorious open plan kitchen diner, a beautifully designed space ideal for both family life and entertaining, with an adjoining utility room for added convenience. A stylish w/c completes the ground floor.

Upstairs, the property boasts five generously sized bedrooms, including a luxurious primary suite with a stylish en suite bathroom. The fantastic family bathroom is finished to a high standard and a spacious landing enhances the feeling of openness and light throughout.

Externally, the beautifully landscaped rear garden offers a perfect retreat, with a paved patio, lush lawn, and raised decking with a charming pergola. A converted double garage, complete with a power supply, offers versatile space ideal for use as an office, playroom, summer house, or home gym. To the front, a spacious driveway provides ample off street parking for up to four vehicles, making this an outstanding home in a prime location.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

a stylish hall way with stairs to first floor, storage cupboard and doors snug, w/c, dining area and...

### LIVING ROOM

*23'5 x 12'10 max (7.14m x 3.91m max)*

a spacious, stylish living room with shutters, French doors to the rear garden

### SNUG

*12'11 x 8'6 max (3.94m x 2.59m max)*

a cosy living space with shutters

### W/C

with low level w/c and pedestal sink

### DINING AREA

*14'3 x 10'8 max (4.34m x 3.25m max)*

a phenomenal open dining area, beautifully styled, with double doors to the rear garden

### KITCHEN

*13'2 x 8'9 max (4.01m x 2.67m max)*

a modern upgraded kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated double oven with gas hob and overhead extractor fan, integrated dishwasher, integrated fridge freezer and door to...

### UTILITY ROOM

*9'8 x 5'4 max (2.95m x 1.63m max)*

with eye and base level units with complementing work surface, sink basin with drainer unit, integrated microwave, integrated tumble dryer, integrated washing machine and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*14'0 x 11'0 max (4.27m x 3.35m max)*

a stylish primary bedroom with shutters, fitted wardrobes shutters and doors to...

### EN SUITE

with low level w/c, pedestal sink basin, heated towel rail, walk in shower and panelled bath, with tiles to splash back areas

### BEDROOM 2

*13'1 x 12'3 max (3.99m x 3.73m max)*

a lovely double bedroom with shutters

### BEDROOM 3

*13'1 x 11'9 max (3.99m x 3.58m max)*

another spacious double bedroom with shutters

### BEDROOM 4

*10'9 x 9'11 max (3.28m x 3.02m max)*

a good sized bedroom with shutters

### BEDROOM 5

*9'1 x 7'1 max (2.77m x 2.16m max)*

with shutters

## BATHROOM

an upgraded family bathroom with low level w/c, pedestal sink, heated towel rail, corner shower cubicle and panelled bath, with tiles to splash back areas

## CONVERTED DOUBLE GARAGE

a fantastic, versatile space with power supply, that can be used as an office, play room, gym or summer house

## OUTSIDE

a beautifully landscaped south facing garden with porcelain paver, lawn and raised decking with pergola, enclosed by garage and timber fencing

## 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 F.

## 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.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

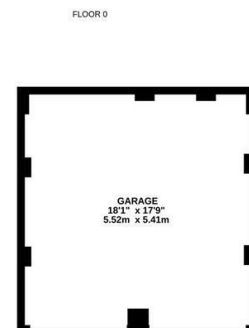
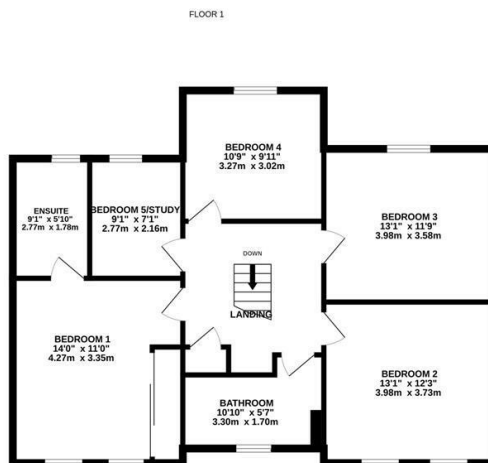
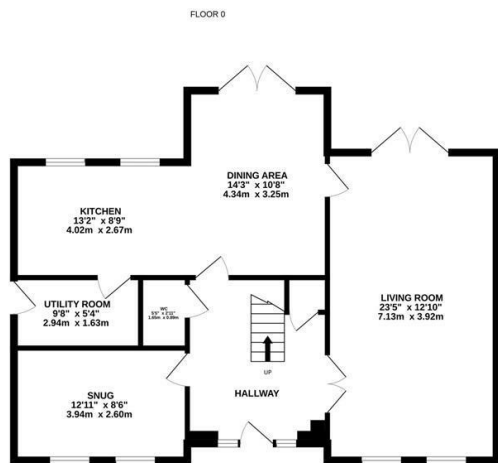
Symonds + Greenham have been informed that this property is Freehold.

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

## VIEWINGS

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





TOTAL FLOOR AREA : 2101sq.ft. (195.2 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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

