



SYMONDS + GREENHAM

Estate and Letting Agents



16 Hornbeam Walk, Cottingham, HU16 4RS

Offers in the region of £365,000

BEAUTIFUL FOUR BEDROOM SEMI DETACHED INCLUDING LOFT CONVERSION, IDEAL FOR FAMILY LIVING - BLISSFUL SOUTH-FACING GARDEN AND PARKING FOR UP TO FOUR CARS - PRIME LOCATION IN COTTINGHAM, CLOSE TO VILLAGE CENTRE, TRAIN STATION, AMENITIES AND SCHOOLS

Nestled in the tranquil Hornbeam Walk, Cottingham, this stunning semi-detached house offers an exceptional living experience. With four generously sized bedrooms, including beautifully converted loft rooms, this property is perfect for families seeking both space and comfort. The large reception room provides an inviting area for relaxation and entertainment, while the two well-appointed bathrooms ensure convenience for all residents.

One of the standout features of this home is its beautiful south-facing garden, which bathes in sunlight throughout the day, creating an ideal outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property boasts ample parking for up to four cars, a rare find in such a desirable location.

Situated in a quiet area of Cottingham, this home is just a short stroll from the village centre, where you will find a variety of amenities, including shops, cafes, train station and schools. This combination of peaceful living and accessibility makes it an ideal choice for those looking to settle in a welcoming community.

In summary, this semi-detached property on Hornbeam Walk is a remarkable opportunity for anyone seeking a spacious family home in a charming village setting. With its impressive features and prime location, it is sure to attract considerable interest.

GROUND FLOOR

HALLWAY

LOUNGE

17'9 x 15'3 max (5.41m x 4.65m max)

With feature fireplace

KITCHEN

12'10 x 9'11 max (3.91m x 3.02m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and gas hob with overhead extractor fan, space for fridge freezer, space for dishwasher, space for washer and drier

BATHROOM

8'1 x 6'3 max (2.46m x 1.91m max)

Featuring a panelled bath with overhead shower, low level w/c, vanity hand basin, heated towel rail, tiled floor to ceiling

BEDROOM ONE

12'10 x 10'5 max (3.91m x 3.18m max)

BEDROOM TWO

12'8 x 10'10 max (3.86m x 3.30m max)

With fitted wardrobes

GARAGE

FIRST FLOOR

BEDROOM THREE

12'8 x 10'7 (3.86m x 3.23m)

With fitted cupboards

BEDROOM FOUR

9'8 x 9'5 max (2.95m x 2.87m max)

With fitted cupboards

LOFT ROOM ONE

10'4 x 9'3 max (3.15m x 2.82m max)

LOFT ROOM TWO

14'0 x 12'8 max (4.27m x 3.86m max)

ENSUITE

8'7 x 5'9 max (2.62m x 1.75m max)

Featuring a panelled bath with overhead shower attachment, fixed hand basin and low level w/c, tiled floor to ceiling

LOFT ROOM THREE

8'10 x 7'1 max (2.69m x 2.16m max)

OUTSIDE

Front of the property has a small laid to lawn garden with shrubbery and a large drive for off street parking for three cars. The rear garden is south facing, mainly laid to lawn with timber build shed surrounded by shrubbery. The property also benefits from the use of solar panels

GARAGE

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 "D"

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.

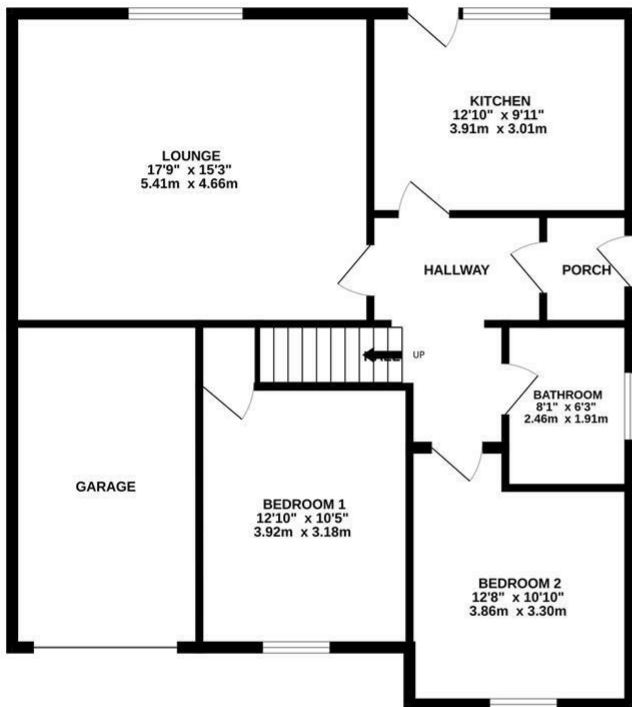
TENURE

Symonds + Greenham have been informed that this property is Freehold

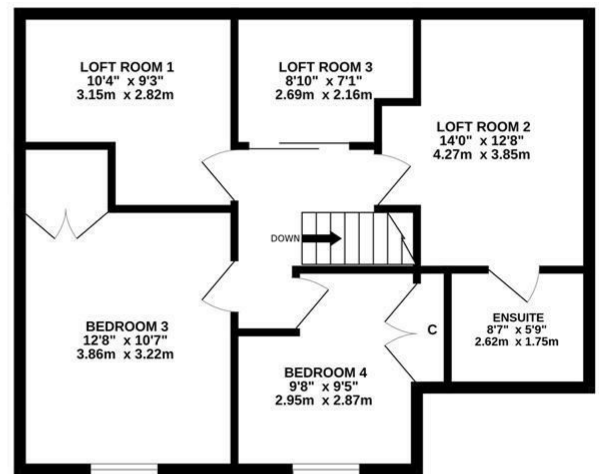
VIEWINGS

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

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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.
Made with Metropix ©2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	85
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) 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	

