



Coronation Cottage

Low Street, South Ferriby , DN18 6HQ

BROWN & CO



Coronation Cottage , Low Street, South Ferriby , DN18 6HQ

Charming Three-Bedroom Detached Home with Generous Garden and Double Garage with the benefit of solar panels to the main property roof.

Set in a desirable location, this beautifully presented detached three-bedroom property offers spacious and versatile living accommodation, ideal for families or those seeking a comfortable home with plenty of outdoor space.

The ground floor features an open-plan kitchen and dining / sitting room, perfect for modern living and entertaining, along with a cosy lounge complete with a log burner. The conservatory provides an additional space with views over the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom.

Externally, the property truly excels. To the rear, you'll find a generously sized garden with a variety of useful outbuildings, offering excellent storage or potential workshop space. A double garage provides secure parking and further versatility.

A fantastic opportunity to acquire a spacious home with great outdoor potential - early viewing is highly recommended.



Location

The village of South Ferriby is ideally situated just a five minute drive from the south side of the Humber Bridge, offering excellent road links via the A15 to the M180 and A63/M62. This convenient location makes it perfect for commuting to Hull, Scunthorpe, Grimsby, Lincoln, Leeds or even further afield. The village also benefits from good public transport connections with frequent buses to Scunthorpe and Hull.

Entrance Porch

White uPVC double glazed entrance porch with multi glazed panel wooden door giving access into the property. On entering the property there is open access to the dining / sitting room, internal door leading to the lounge and stairs to the first floor accommodation.

Lounge

This inviting room features sliding glazed patio doors and an additional white uPVC double-glazed window, allowing plenty of natural light. A charming log burner and central heating radiator. Decorative ceiling beams add character to this room.

Dining / Sitting room

Featuring a white uPVC double-glazed window to the front with a central heating radiator beneath, this versatile space offers open access to the staircase, kitchen, and a useful understairs storage area. An internal door leads to the downstairs shower room/utility. The room is finished with a tiled floor and decorative wall panelling.

Kitchen

The kitchen offers open access to the dining / sitting room and features a white uPVC window to the rear, along with a matching uPVC door leading to the conservatory. Fitted with contemporary white wall and base units, the kitchen is complemented by stripped pine-effect laminate work surfaces and tiled splashback. A tall unit houses an integrated electric oven, while the worktop also includes an electric hob with extractor fan above and a stainless steel sink with drainer. There is also under-counter space provided for a dishwasher.

Utility/Shower Room

To the rear of the shower room is a white uPVC double-glazed window, with part-tiled walls adding a clean and practical finish. The suite includes a white low-flush close-coupled WC, a

cloakroom-style hand wash basin, and a glazed shower cubicle housing an electric shower. The room also benefits from plumbing and space to accommodate a washing machine. Conservatory The conservatory features white uPVC framing with sliding double doors opening into the lounge, a single glazed door providing access to the kitchen, and French doors leading out to the generous rear garden. It is finished with a tiled floor, a polycarbonate roof, and two wall-mounted coach-style lantern lights.

First floor Accommodation

Landing

The landing has a door that leads to the bedrooms and a newly installed bathroom.

Bedroom One

A good sized double bedroom with a white uPVC window that overlooks the front garden with a central heating radiator below.

Bedroom Two

Double bedroom with a white uPVC window that overlooks the rear garden with a central heating radiator below.



Bedroom Three

White uPVC window that overlooks the front garden with a central heating radiator below and airing cupboard.

Upstairs Bathroom

This newly installed, modern bathroom features a stylish P-shaped bath with a shower attachment and glazed screen. The suite includes a white low-flush close-coupled WC and a sleek vanity unit with integrated sink. A white uPVC obscure double-glazed window allows for natural light while maintaining privacy. The room is finished with part-tiled walls, vinyl flooring, and a central heating radiator.

Externally

A pathway leads to the front porch through a well-established, mature garden that adds charm and kerb appeal.

To the Rear

The spacious rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor dining and relaxation. A range of outbuildings offer excellent potential for workshop

space or additional storage, complemented by a detached double garage with a front-facing roller door for convenient access.

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion.

Council Tax

We are advised by North Lincolnshire Council that this property is Band C

Services

Please note we have not tested the services of any of the equipment or appliances in this property. Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans

The floorplans within these particulars are for identification purposes only, they are representational and not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business

Monday to Friday, 9.00am to 5.30pm.

Viewing

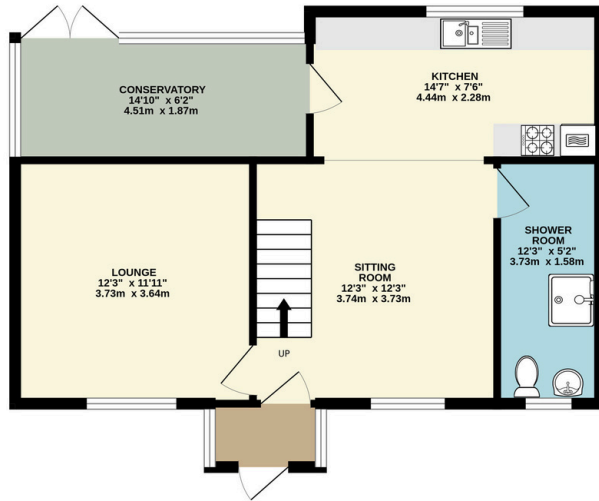
Please contact Brown & Co's Humber Office.

Agents Note

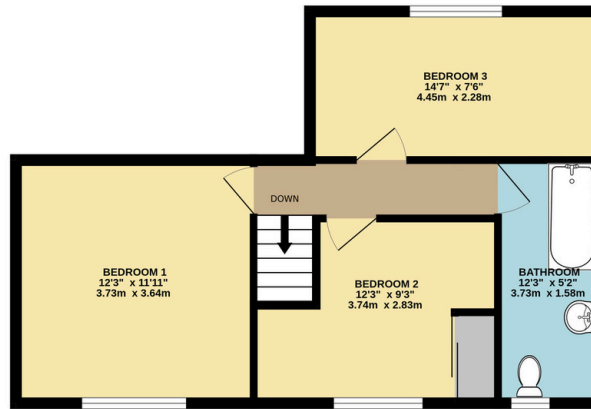
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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