



Cross Cottage Cross Street, Great Hatfield, HU11 4UR
Asking Price £520,000



Set to capture hearts, there is nothing to not love about this property! Nestled within approximately a quarter of an acre of private wrap around mature gardens, this stunning four bedroomed detached home has been thoughtfully designed and offers incredibly spacious accommodation which has been meticulously maintained by the current owners.

On entering the property into the spacious and inviting entrance hall you are left instantly wanting to see more. Having a beautiful flow to it, the immaculate accommodation briefly comprises entrance hall with staircase to the first floor galleried landing, lounge with log burning stove and French doors to the garden. Formal dining room with French doors leading into the large conservatory which takes full advantage of the views over the garden. The beautiful living/dining kitchen has a comprehensive range of fitted storage units, granite work surfaces and integrated appliances. Leading off from the kitchen is the utility room which gives access to the large double garage. There is also a ground floor W.C. To the first floor the feeling of space is repeated here with open galleried landing leading to four double bedrooms, with en-suite bathrooms to master and guest bedroom, along with house bathroom. Outside a gravelled driveway leads to a double garage with twin doors and provides parking for at least four cars. The property is surrounded by beautiful mature gardens with an array of trees, shrubs, evergreens, vegetable and flowerbeds. There is a paved patio providing a perfect location for summer dining and entertaining.

EPC: C

Council Tax: E

Tenure: Freehold

Driveway

Gravelled and gated driveway leading to large parking court and double garage. Bordered with mature shrubs, trees and lawn.

Entrance Hallway

14'2" x 13'1" (4.34 x 4.01)

Entrance door leading into spacious hallway with window to the front aspect. Staircase leading to the first floor and galleried landing with storage cupboard under. Wood floor, two sets of French doors leading to living room and dining room. Coving to ceiling, Radiator.

W.C.

4'7" x 5'4" (1.41 x 1.64)

W.C. and pedestal hand wash basin. Coving to the ceiling, extractor fan, radiator and wood flooring.

Lounge

13'5" x 23'2" (4.11 x 7.07)

Two windows to the side aspect, one window to the front and French doors to the garden. Modern multifuel stove set into attractive fireplace. Coving to ceiling, two radiators and wood flooring.

Dining Room

14'3" x 10'2" (4.36 x 3.12)

French doors leading to the conservatory. Coving to the ceiling, radiator and wood flooring.

Living Breakfast Kitchen

14'2" x 17'4" (4.33 x 5.30)

Windows to the side and rear, French doors to the garden. Comprehensive range of wall, Base and drawer units with granite work surfaces over, Double Belfast style ceramic sinks, Integrated fridge freezer and microwave, Range style cooker and plumbing for dishwasher, Tiled floor, Part tiled walls, Coving to ceiling, Cooker hood with extractor fan and Radiator.





Utility Room

9'0" x 5'3" (2.75 x 1.62)

Side door to garden. Base units with work surfaces over. Tiled floor and part tiled walls. Radiator and door to garage, Extractor fan, Coving to ceiling.

Conservatory

10'5" x 11'7" (3.19 x 3.55)

South West facing conservatory. French doors to garden. Tiled floor and radiator.

First Floor Galleried Landing

14'5" x 14'11" (4.40 x 4.55)

Window to the front. Spindle banister, large airing cupboard. radiator and wood floor. Loft access leading to boarded loft with, light and pull down ladder, Coving to ceiling.

Master Bedroom

14'2" x 12'4" (excluding dormer window) (4.32 x 3.76 (excluding dormer window))

Window to the rear. Range of built in wardrobes. Coving to the ceiling. Radiator, Carpets

Ensuite

8'11" x 6'9" (2.74 x 2.08)

Window to the side. Step in shower, W.C., and wash hand basin. Tiled floor and part tiled walls. Heated towel rail, radiator and extractor fan.

Internal Landing

10'1" x 4'11" (3.09 x 1.52)

Radiator, wood floor and coving.

Bedroom Two

11'3" x 14'4" (3.45 x 4.38)

Velux windows at each side. Radiator and door to ensuite, Carpet

Ensuite Two

11'4" x 6'5" (3.47 x 1.96)

Velux to side. Step in shower, W.C., and pedestal wash hand basin. Tiled floor and part tiled walls

Bedroom Three

13'7" x 9'10" excluding dormer window (4.16 x 3.02 excluding dormer window)

Window to the rear. Coving to the ceiling, radiator and carpet.

Bedroom Four

13'6" x 10'0" excluding dormer window (4.14 x 3.05 excluding dormer window)

Window to the front. Range of fitted wardrobes. Carpet and radiator, Coving to ceiling.

Bathroom

8'7" x 6'3" (2.64 x 1.92)

Window to the rear. Double ended panelled bath with thermostatic shower over, pedestal wash hand basin and W.C. Tiled floor and part tiled walls. Heated towel rail, radiator and extractor fan.

Double Garage

19'1" x 21'2" (5.84 x 6.47)

Attached double garage with twin electric up and over doors. Internal personnel door leading to inner hall/utility room. Windows to the front and side. Stainless steel sink and drainer unit. Plumb and space for washing machine, Wall mounted condensing boiler (Installed 2022 with 10 year warranty). Wall and base units with work surfaces over, Power points and separate tap for outdoor use.

Gardens

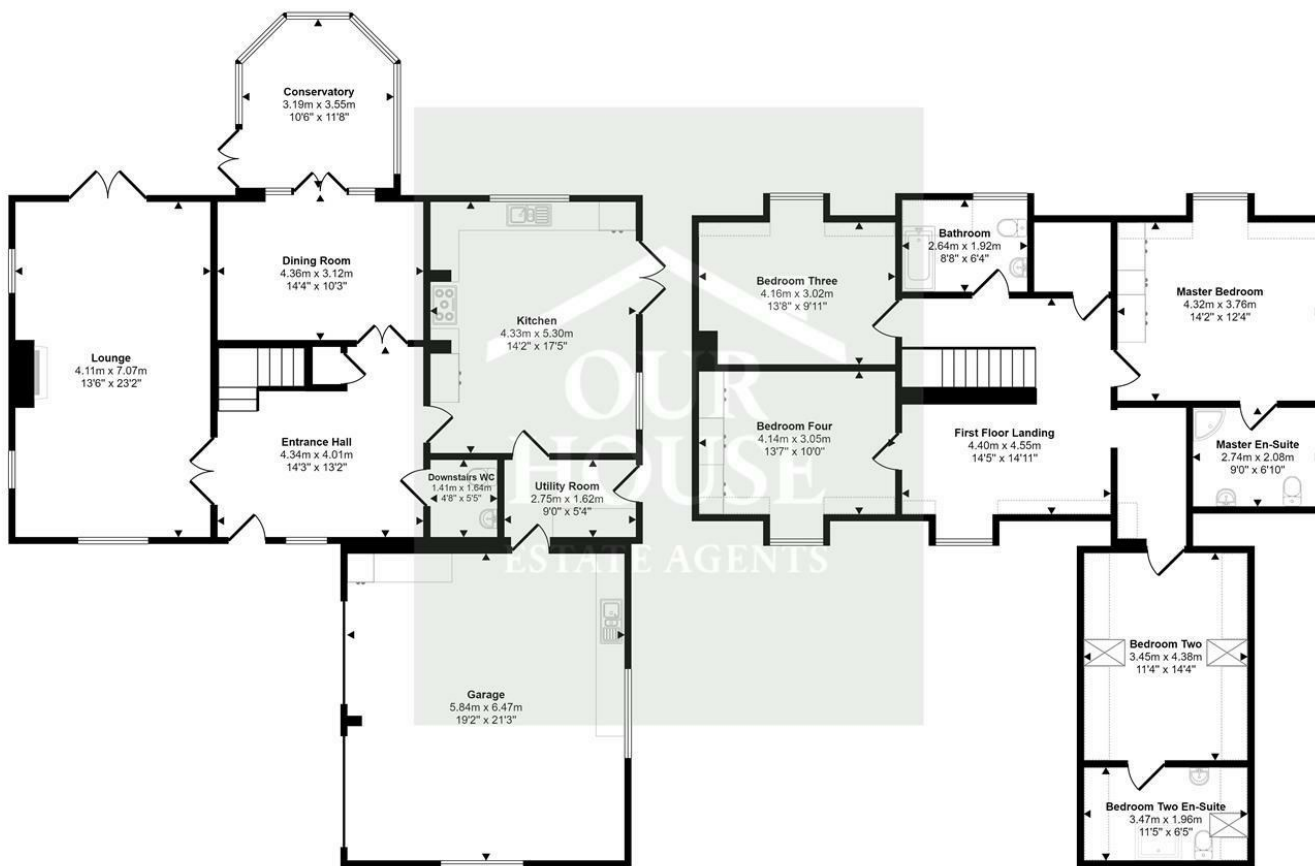
Fabulous sized wrap around gardens enclosed by hedge and fenced boundaries. Laid mainly to lawn, with a variety planted borders, mature trees and shrubs, vegetable beds, fruit bushes and a herb garden. There is a south west facing paved patio area and outdoor gazebo, Power point and Outside tap.

Central Heating and Waste Water

The property benefits from LPG central heating, controlled via a google smart thermostat and has an up to date sewage treatment plant.



Approx Gross Internal Area
252 sq m / 2715 sq ft

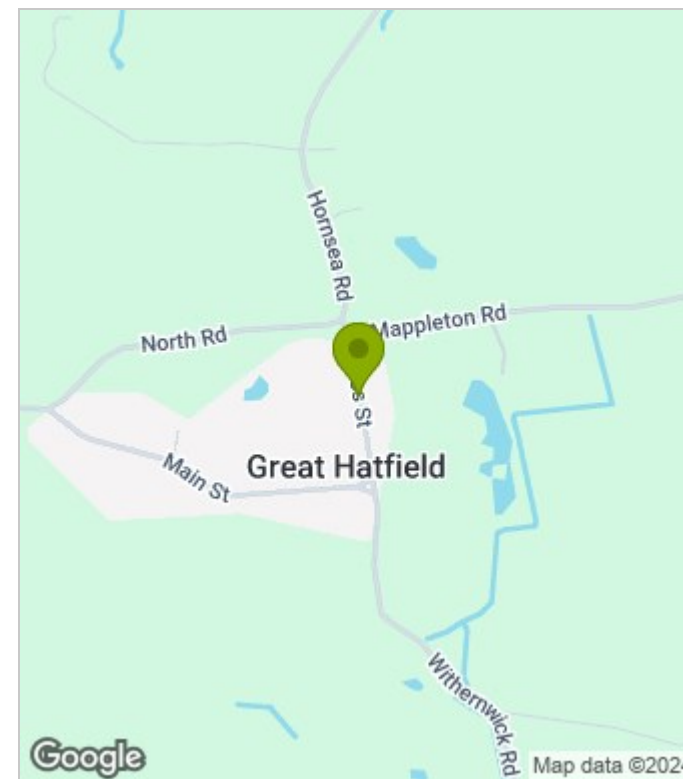


Ground Floor
Approx 144 sq m / 1548 sq ft

First Floor
Approx 108 sq m / 1166 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(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	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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