



Kingtree Avenue
Cottingham

In Excess of £345,000

WIGWAM

- 3 Bedroom Semi-detached house
- Newly installed kitchen
- Recently reconfigured downstairs
- Large private garden with decking, grass, and garden room
- Log burner in living room
- Driveway

Beautifully presented and thoughtfully updated, this stylish three-bedroom semi-detached house offers a wonderful opportunity to secure a modern and inviting family home in a sought-after residential area.

The property has recently undergone a meticulous reconfiguration downstairs, resulting in a versatile and spacious layout that is perfect for both entertaining and every-day living.

The heart of the home is the newly installed kitchen, which boasts high-quality fittings, sleek cabinetry, and modern appliances that will delight any keen cook.

The adjoining living room is a warm and welcoming space, featuring a charming log burner that creates a cosy ambience for relaxing evenings with family or friends.

Each of the three bedrooms has been finished to a high standard, providing ample space for restful nights and personal touches, while having 2 contemporary family bathrooms is a touch that adds both stylish and functional.



Additional practical benefits include a private driveway, ensuring convenient off-road parking for residents and visitors alike.

The large private garden also benefits from grass, decking with space for a hot tub, and an additional garden room with fully functioning lighting and heating for an additional retreat.

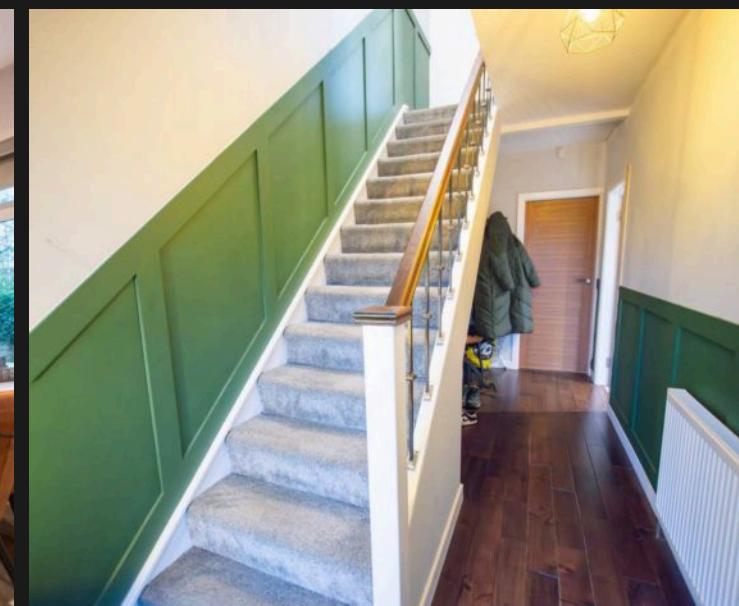
The property's location is ideal, with excellent local amenities, reputable schools, and easy access to transport links, making daily life both comfortable and convenient.

This home is ready to move into and enjoy, offering peace and privacy in a friendly neighbourhood.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Kitchen

17' 9" x 12' 2" (5.40m x 3.70m)

With laminate flooring, blue handle-less kitchen units with bronze profiles, integrated appliances of 2 x Neff Slide and hide ovens, induction downdraft hob, wine cooler, Fridge freezer, dishwasher, bronze sink and tap, radiator, and window.

Living room

11' 2" x 18' 8" (3.40m x 5.70m)

With carpet, log fire, vertical radiator, open plan to kitchen, and sliding doors to the garden.

Utility

5' 3" x 8' 10" (1.60m x 2.70m)

With laminate flooring, laminate worktop, storage units, radiator, and door to the rear garden.

Bathroom 1

10' 3" x 8' 10" (3.12m x 2.68m)

With laminate flooring, walk in shower with rainfall shower, tiled surround, free standing bath, toilet, wash basin on vanity unit, towel radiator, and window.

Bedroom 1

10' 10" x 18' 10" (3.30m x 5.73m)

With carpet, built in wardrobes, vertical radiator, and windows.

Bedroom 2

10' 6" x 11' 10" (3.20m x 3.60m)

With carpet, radiator, and window.

Bathroom 2

6' 7" x 6' 7" (2.00m x 2.00m)

With laminate flooring, walk in shower with paneling, toilet, wash basin on vanity unit, storage, towel radiator, and window.



Bedroom 3

With carpet, radiator, and window.

Garden room

With carpet, storage, radiator, lighting, windows, and bi-fold doors.

Garden

Large private garden with decking, lawn, and a separate garden room.

Driveway

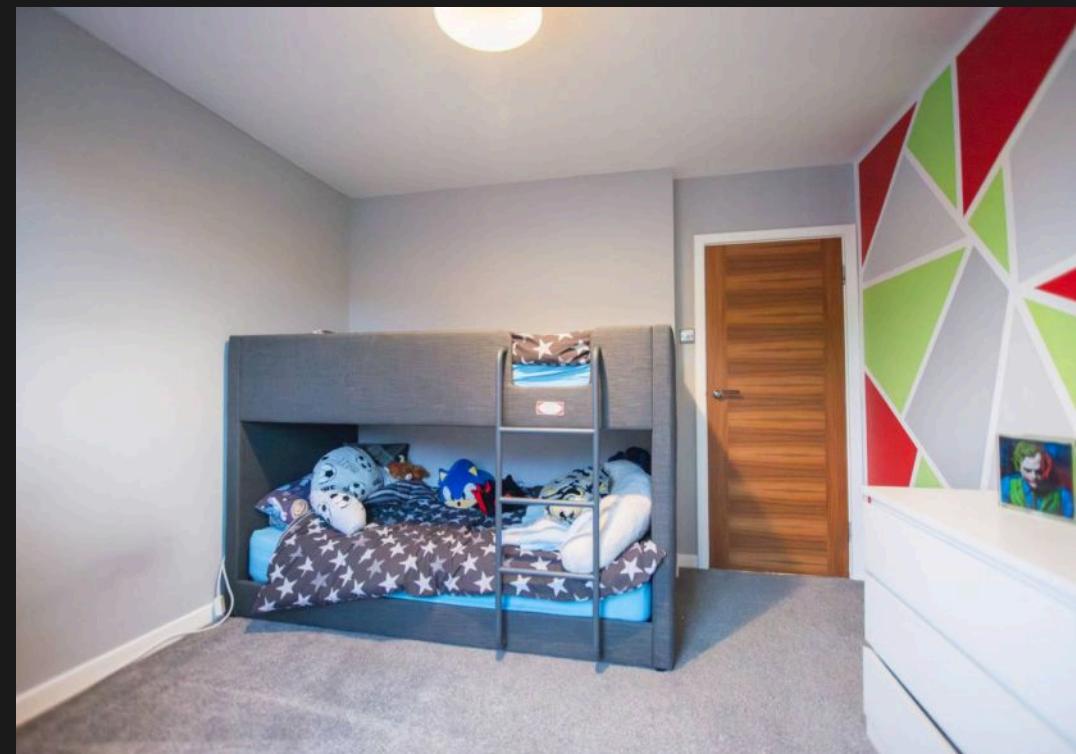
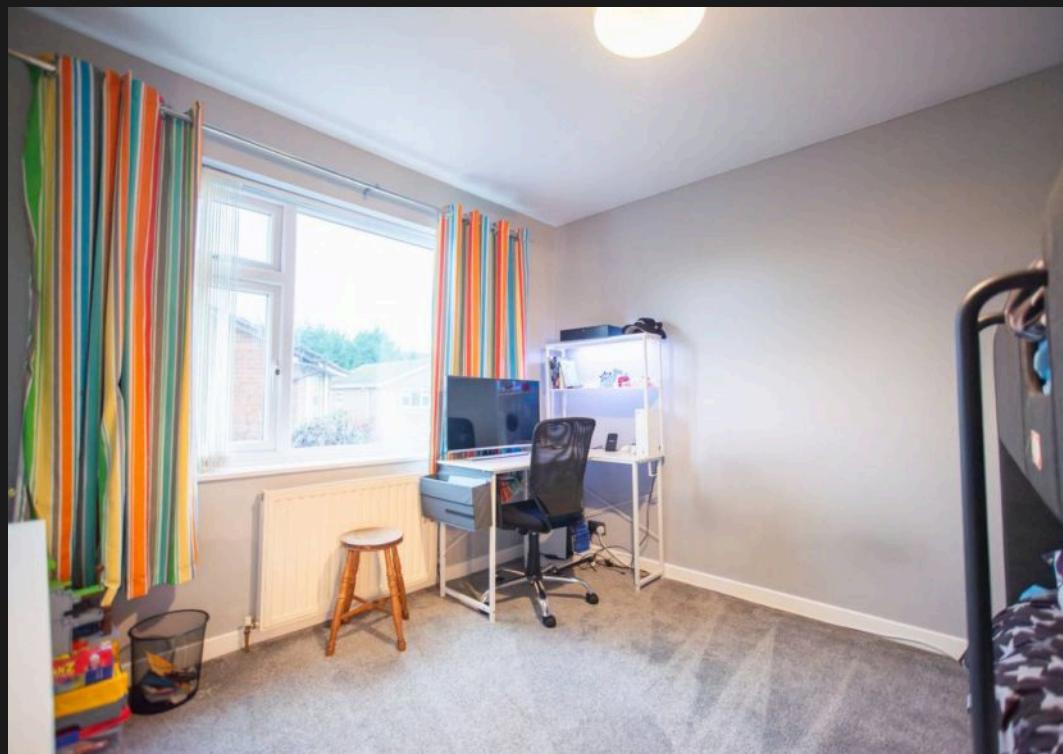
3 Parking Spaces

Private drive way in front of the property with space for multiple vehicles.













This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482 505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk