



## 16 Cotswold Close Cleethorpes, North East Lincolnshire DN35 0EA

We are delighted to offer for this spacious FOUR BEDROOM DETACH FAMILY HOME with LIVE WORK UNIT originally constructed by Cyden Homes situated in this popular residential area close to Taylors Avenue. The well presented accommodation includes: Entrance porch, entrance hall, cloaks/wc, snug/study, good sized lounge open to fabulous full width dining kitchen which opens into the sun room. To the first floor there are FOUR good sized bedrooms, master with en suite shower room and family bathroom. Gas central heating system. Double glazing. Detached brick double garage with live work unit above handy for separate living or working from home. Open plan front garden with red brick paved driveway providing parking for up to four vehicles and a private southerly facing rear garden with dual aspect patio areas. Viewing is highly recommended.

**£385,000**

- DETACHED FOUR BEDROOM FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN DINING LOUNGE
- SUNROOM
- SNUG
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING uPVC DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- DOUBLE GARAGE WITH LIVE WORK UNIT



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via composite door into the entrance porch.

#### PORCH

Having wood effect Karndean flooring and glazed Oak door leading to the reception hall.

#### HALLWAY

The reception hallway has continued wood effect Karndean flooring with carpeted stairs with Oak open spindle balustrade leading to the first flooring. Oak connecting doors and radiator fitted.



#### SNUG

9'2" x 8'1" (2.81 x 2.47)

The handy snug or study has continued wood effect Karndean flooring, radiator and uPVC double glazed window to the front aspect.



#### CLOAKROOM/WC

5'2" x 2'10" (1.60 x 0.87)

Benefitting from a white two piece suite comprising of; Pedestal hand wash basin and low flush wc. Finished with tiled splashback, wood effect Karndean flooring, extractor fan and radiator.



## LIVING KITCHEN DINER

16'3" x 15'1" (4.96 x 4.60)

The living kitchen diner is open to the lounge and provides the ideal family or entertaining area. Benefiting from a large range of cream shaker style wall & base units with contrasting wood effect work surfaces with matching upstands which extend to a breakfast bar and incorporates a stainless steel sink and drainer with double electric fan assisted oven, gas hob, stainless steel back and chimney style extractor hood above, integrated dishwasher, space for an automatic washing machine and free standing American fridge freezer. Wall mounted boiler in matching cupboard. Finished with modern tones to the walls, wood effect Karndean flooring, radiator fully glazed uPVC door to the side and two uPVC double glazed windows to the rear. Open to the dining lounge



## LIVING KITCHEN DINER

Additional Photograph



## LIVING KITCHEN DINER

Additional Photograph



## LIVING KITCHEN DINER

Additional Photograph



**LOUNGE DINER**

26'4" x 15'1" (8.03 x 4.60)

The lounge diner is open to the kitchen and has carpeted flooring with a uPVC double glazed window to the front and Oak glazed double doors leading to the sunroom. Radiator fitted.



**LOUNGE DINER**

Additional Photograph



**LOUNGE DINER**

Additional Photograph



**LOUNGE DINER**

Additional Photograph



### SUNROOM

12'1" x 10'9" (3.69 x 3.30)

The lovely extra addition to the property opens to provide extra living space for the growing family. Finished with uPVC double glazed window to the rear, French door with side light panels leading to the garden, wood effect Karndean flooring and radiator.



### SUNROOM

Additional Photograph



### FIRST FLOOR

#### FIRST FLOOR LANDING

Continued carpeted flooring from the stairs with handy airing cupboard and loft access to the ceiling. The loft is fully boarded with a pull down ladder.

#### MASTER BEDROOM

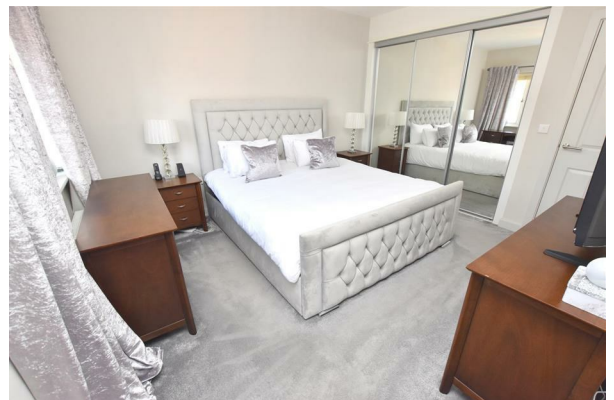
12'7" x 11'4" (3.85 x 3.46)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wall to wall wardrobes with sliding mirrored doors. Door leading to the en suite shower room.



#### MASTER BEDROOM

Additional Photograph



### EN SUITE SHOWER ROOM

Benefitting from a white three piece suite comprising of; Walk in shower with glazed doors and tiled splashbacks, low flush wc and counter top basin with handy vanity storage unit beneath and mirrored storage cupboard above. Finished with wood effect laminate flooring, shaving point, extractor fan, heated towel rail and uPVC double glazed window to the front aspect.



### BEDROOM TWO

11'1" x 10'7" (3.39 x 3.25)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted floor, radiator and large freed standing wardrobes with mirrored sliding doors.



### BEDROOM THREE

11'10" x 11'4" (3.62 x 3.46)

The third double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM FOUR

14'0" x 8'4" (4.27 x 2.55)

Another double bedroom to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



### **FAMILY BATHROOM**

6'8" x 6'0" (2.04 x 1.84)

The family bathroom benefits from a white three piece suite which comprises of; Panelled bath with shower above, vanity hand wash basin with handy storage below and low flush wc. Having part tiled walls, carpeted flooring, radiator and uPVC double glazed window to the rear.



### **OUTSIDE**

#### **LIVE WORK UNIT/GARAGE**

19'2" x 17'10" (5.85 x 5.46)

The double brick built garage has the live work unit above with two up and over doors to the front and side access door leading to the carpeted stairs and onto this handy space ideal for working from home, gym area or even teenagers. Finished with two uPVC double glazed window to the front and a further one to the side aspect, carpeted flooring and two electric wall mounted heaters.



#### **LIVE WORK UNIT/GARAGE**



### **GARDENS**

The property sit at the end of a cul de sac with an open plan front garden which is laid to lawn with a paved pathway leading to the front door and mature planting to the borders. Parking is provided for up to four vehicles to the front of the double garage live work unit and is finished with red brick paving. Wooden gate leading to the private rear garden. The rear garden is southerly facing and has fenced boundaries with mature trees and shrubs planted to the borders, large lawn area and dual aspect patios, one of which is paved and the other decked which provides a fantastic seating area for outside entertaining. Barked trampoline area ideal for children.



**GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



**GARDENS**

Additional Photograph



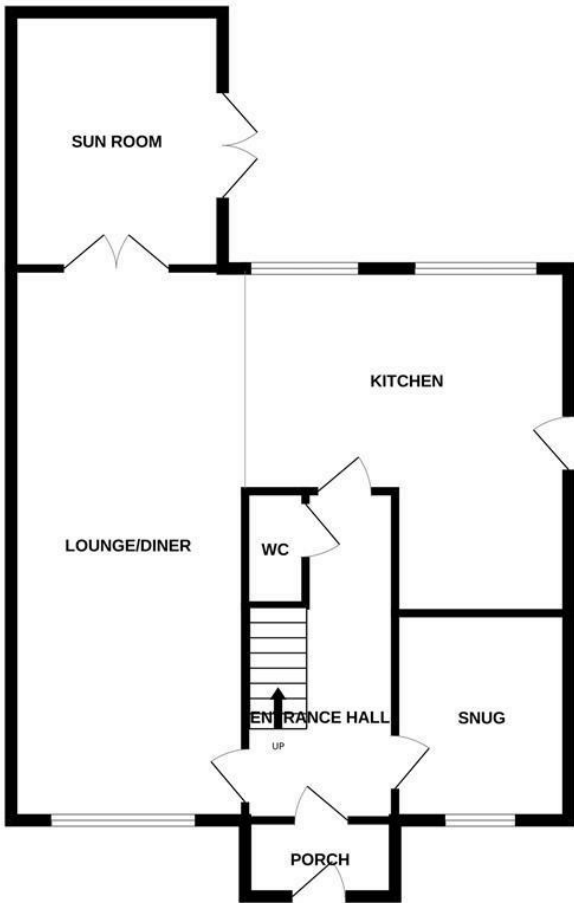


## GARDENS

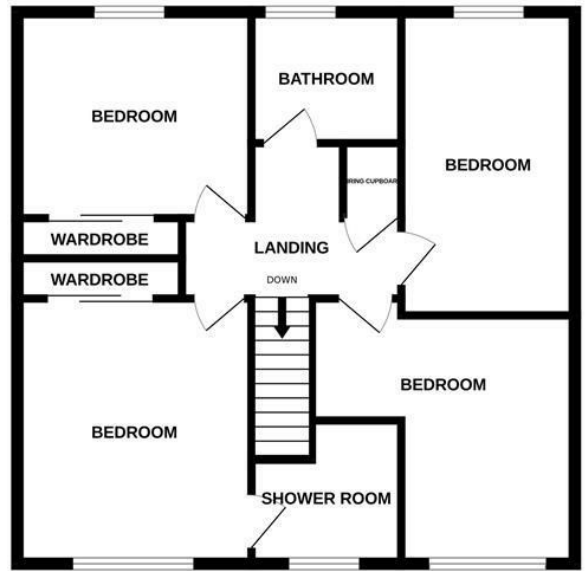
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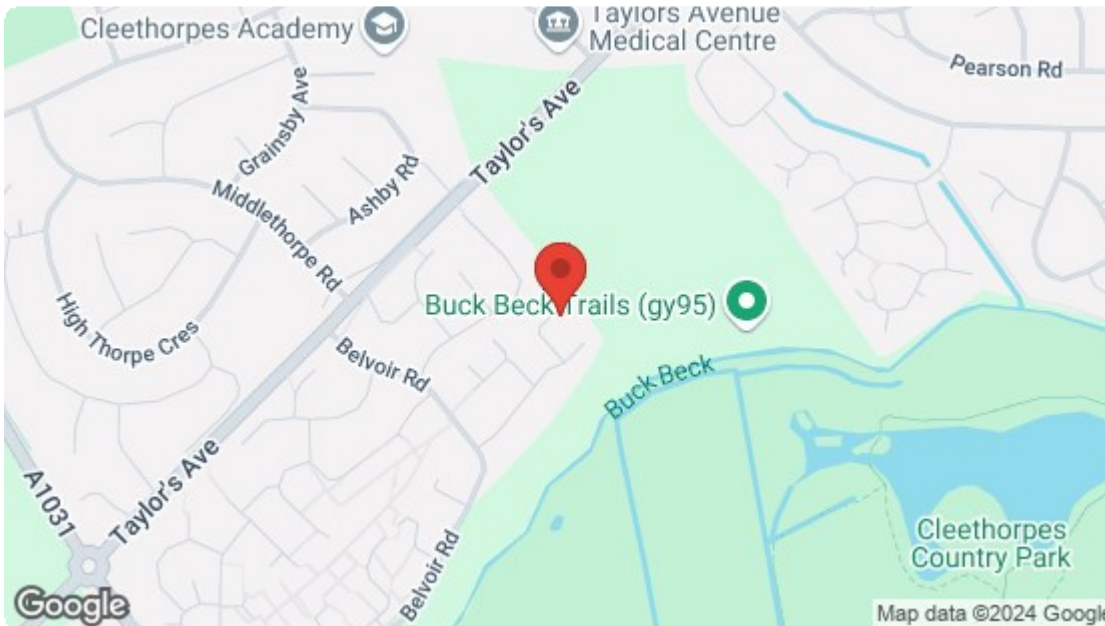
GROUND FLOOR



1ST FLOOR



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			
EU Directive 2002/91/EC		79	88
<b>England &amp; Wales</b>			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.