f in



Overland Road, Cottingham, HU16



Asking Price £300,000

This stunning semi-detached property is situated in a highly desirable location, perfect for families and those who love to entertain. Upon entering, you're welcomed by a spacious entrance hall leading to a convenient downstairs WC. The ground floor boasts a generous living/dining area, ideal for gatherings, along with a modern kitchen that offers ample space for culinary creations.

Moving to the first floor, you'll find three double bedrooms that provide plenty of room for relaxation, complemented by a stylish family bathroom. The second floor features a fourth bedroom, perfect for guests or as a private office space. Outside, the property shines with an inviting entertaining area complete with a bar and hot tub, perfect for summer evenings. At the end of the garden, a large summer house currently serves as a gym and snooker room, adding to the property's appeal. Additionally, there is allocated parking at the front, making this home both practical and luxurious.

Situated down Overland Road, located in the charming and desirable village of Cottingham which offers a picturesque setting with a quaint village centre, lovely green spaces, and a friendly community vibe. You can find a variety of local shops, cosy cafes, and traditional pubs to enjoy. The village also has a rich history, with historic buildings and landmarks to explore. It's a great place to experience a peaceful and relaxing atmosphere while still being close to the city. Also benefiting from great transport links to the Hull City Centre, Beverley and surrounding villages.







Property HIGHLIGHTS

Semi-Detached

4 Bedrooms

Desirable Location

Summer House

Entertainment Area Featuring Bar & Hot Tub

****01482 50 51 52

⊠hulloffice@wigwamhomes.co.uk



















****01482 50 51 52

⊠hulloffice@wigwamhomes.co.uk



















****01482 50 51 52

Mhulloffice@wigwamhomes.co.uk







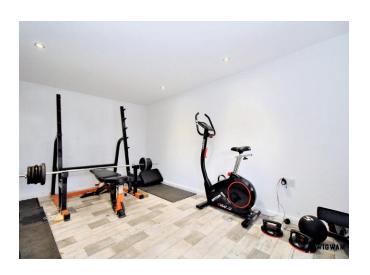


























Property

Entrance Hall.

Enter the property through the arch shaped double glazed front door to the entrance hall, with a radiator, tiled flooring and timber panelling lining the walls with a beautiful spindle staircase leading up to the first floor. Doors leading to cloakroom/wc and lounge/dining areas.

This room consists of wc and wash hand basin with tiled flooring.

Lounge,

A beautiful room with double glazed bay window allowing the room to be filled with natural light. Offering carpet flooring, radiator and a wonderful fireplace with log burner. Open plan leading to the kitchen/dining area.

Dining Area,

This HUGE open space is absolutely amazing! There is enough space for a large family dining table, along with extra seating. Perfect for a relaxing night in with the family. Another warming fire place with log burner is in this spacious area, keeping the home extremely warm in those winter months. There is laminate flooring with double patio doors leading out to the garden and an open archway leading to the Kitchen,

Comprising traditional oak style kitchen with laminate worktops, fitted 4 ring hob and built in oven, extractor hood with canopy and tiling to the splash back areas. There are two double glazed windows and a upvc side door in this area allowing the space to be nice and bright.

Utility Area,

Included in the kitchen area, space provided for appliances such as washing machine, tumble dryer and fridge freezer, with storage space and work tops. Landing,

Spacious carpeted landing area with stairs leading up to the second floor. There is a window allowing natural light in, keeping up with the bright nature of the property. Along with a storage cupboard and doors to 3 bedrooms and the bathroom.

Master Bedroom.

This bright, large master room consists of a great sized bay window, carpets, radiator and fitted wardrobes and draws in a pine finish. Bedroom 2,

This double room consists of a large bay window with wonderful garden views, radiator, built in wardrobes and carpets,

Bedroom 3,

The third double bedroom for this property comprises a rear facing window providing lovely garden views, radiator and carets. Bathroom,

This family bathroom consists of side window, radiator, P shaped bath with fitted shower and screen, sink with vanity and toilet. Bedroom 4,

Located on the second floor, with a carpeted staircase with velux window leading to this large room, it comprises of laminate flooring, radiator, storage cupboard and two windows creating a light and airy space.

. Rear Garden,

This generous sized garden comprises of patio area, decked area with its very own bar, seating area and a hot tub (to be sold separately). There is a large grass lawn and to the rear is the summer house.

This spectacular space is split in two creating a fabulous games room and gym. Laminate and tiled flooring with double doors and lighting and electric provided. This is a really fantastic space that has great potential for an array of uses.

Parking, Viewings

Offers a driveway to the front aspect.

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing. Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

Disclaimer Here at Wigwam Homes, we try to ensure that all information in the advertisements is correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into

a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.



