



52 Cleminson Gardens, Cottingham HU16 4RW
£500,000

- Five bedrooms over three floors
- Three reception rooms
- No onward chain
- Large garden
- Double garage and parking
- Immaculately presented throughout
- Master bedroom with dressing room and en-suite
- Modern kitchen and bathrooms
- Council tax band G
- EPC rating B

A stunning and very generously sized family house offered with no onward chain. Immaculately presented throughout and in superb move-in condition, this beautiful family home has great flexibility of living space, having three reception rooms in addition to a large living dining kitchen.

Situated on a superb plot with a large and relatively private established garden, the property also has off-street parking and a double garage. Located conveniently close to Cottingham village centre and the railway station, viewing is highly recommended.

LOCATION

The property is located on the modern and attractive development of Cleminson Gardens which lies on the south side of Thwaite Street and on the south eastern side of the very popular village of Cottingham. Ideal for the major road network, the property is also conveniently close to Cottingham's railway station and the amenities in the village centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with ornate glass panels and obscured glass panel to one side. Double doors lead through into the lounge and there is attractive oak style laminate flooring. Return staircase to the first floor accommodation with large storage cupboard under.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising pedestal wash basin and close coupled WC, porcelain tiled floor.

LIVING ROOM

17'8 x 13'3 (5.38m x 4.04m)
A light and bright room with windows to three aspects including a large walk-in bay window to the front. A continuation of the oak laminate flooring.

DINING ROOM

10'6 x 10'2 (3.20m x 3.10m)
A continuation of the oak laminate flooring, window to the front elevation.

OPEN PLAN LIVING DINING KITCHEN

29'9 x 11'11 (9.07m x 3.63m)
A superb room which spans across the whole rear of the property giving flexibility of space with room for both living and dining room furniture.

The modern kitchen has gloss cream fronts and contrasting granite style laminate worksurfaces with matching upstand. Quartz 1 1/2 bowl sink and drainer. Brand new Stoves five ring stainless steel gas hob with stainless steel splashback and extractor above. Integrated oven, grill, fridge and freezer. One cupboard conceals the Ideal Standard Logic boiler. Oak laminate flooring and two sets of French doors, one leading out to the rear garden and one leading into the large garden room.

GARDEN ROOM

12'8 x 11'10 (3.86m x 3.61m)
A fabulous extension to the rear of the property with windows to three aspects, a large skylight above and attractive marble flooring. French doors lead out onto the rear garden.

UTILITY ROOM

8'5 x 6'10 (2.57m x 2.08m)
Base storage units to match those in the kitchen, sink and drainer, space and plumbing for washing machine and tumble dryer. A door provides access into the garage.

STUDY

8'6 x 6'10 (2.59m x 2.08m)
Window to the front elevation, composite door providing access to the side of the property and a continuation of the oak laminate flooring.

FIRST FLOOR

LANDING

Window to the front elevation and stairs to the second floor.

MASTER BEDROOM

14'8 x 11'8 (4.47m x 3.56m)
Two windows to the rear aspect with views over the garden. A door leads into:

DRESSING ROOM

14'6 x 8'4 (4.42m x 2.54m)
A large walk-in dressing room with window to the front elevation.

EN-SUITE SHOWER ROOM

13'1 x 8'1 (3.99m x 2.46m)
A further generously sized room with corner shower, close coupled WC and vanity wash basin with storage under. Partially tiled walls, tiled floor and window to the front elevation.

BEDROOM 2

15' x 13'4 (4.57m x 4.06m)
A fabulous light room with windows to three aspects. Modern wardrobes with sliding mirrored fronts.

EN-SUITE BATHROOM

8'6 x 6'9 (2.59m x 2.06m)
Four piece sanitary suite comprising pedestal wash basin, corner shower enclosure, close coupled WC and panelled bath. Fully tiled walls and floor, window to the side elevation.

BEDROOM 3

14'10 x 11'11 (4.52m x 3.63m)
Window to the rear elevation.

BEDROOM 4

10'6 x 9'9 (3.20m x 2.97m)
Window to the front elevation.

BATHROOM

10'5 x 6'6 (3.18m x 1.98m)
Three piece sanitary suite comprising close coupled WC, pedestal wash basin and panelled bath with separate thermostatic shower valve over and glass screen. Partially tiled walls, tiled floor and airing cupboard housing the pressurised hot water cylinder.

SECOND FLOOR

GAMES ROOM / BEDROOM 5

24'4 x 19'9 (into dormers) (7.42m x 6.02m (into dormers))
A very large room providing flexibility of use and with two dormer windows to the front elevation. A door leads through to:

STORE ROOM

13'5 x 5'2 (4.09m x 1.57m)
A useful storage area with carpeted flooring.

OUTSIDE

The property has an attractive plot with an open plan lawned garden to the front and a small area of planting which has been laid under gravel for ease of maintenance. A double tarmac driveway leads up to the double garage.

The rear garden is very generously sized and well-screened with a number of mature broadleaf trees. Largely lawned, there is a patio area adjacent to the kitchen and a shed to the rear for storage. Access can be gained down both sides of the property and the garden has a fenced perimeter which offers a good level of privacy.

DOUBLE GARAGE

18'4 x 17'2 (5.59m x 5.23m)
Two up & over doors, supplied with light an power, courtesy door to the rear leading out onto the garden and door into the utility room.

AGENTS NOTE

There was a small fire which was caused deliberately through the front door. The fire was contained and the only significant deterrent, was smoke damage. All works were carried out via the Insurance company and there is a certificate of completion of works.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe to the best of our checks that the tenure of the property is Freehold, full details will be confirmed by the vendor's solicitor. There is an estate reserve fund is £22.06 per annum, charged bi-annually. This charge covers the gardening and maintaining of the communal gardens.

COUNCIL TAX

The Council Tax Band for this property is Band G.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.