

26 Wheatley Drive, Cottingham HU16 5LR
£330,000

- Detached family home
- Beautifully presented throughout
- No forward chain
- 4 bedrooms; 2 bathrooms
- Superb living/dining kitchen
- Spacious lounge, utility & downstairs cloaks
- Block sett driveway & integral garage
- Well tended gardens
- Viewing a must
- EPC Rating: B; Council Tax Band: E

This beautifully presented, detached family home occupies a prime plot within this exclusive development built by Bellway Homes to an exacting, contemporary specification. The property is offered with no forward chain and is simply ready to move into. Enjoying uPVC double glazing and gas central heating, the accommodation comprises hallway, spacious lounge, stunning living/dining kitchen with a host of built-in and integrated appliances, utility room with downstairs w.c. and to the first floor there are four bedrooms and two bathrooms. The block sett driveway provides off-street parking for several vehicles and leads to an integral single garage. This turn key property now awaits its new owners and an internal viewing is a definite must.

LOCATION

Wheatley Drive is a small, exclusive residential development located off Castle Road in Cottingham. Lying within ease of reach of all the local amenities and facilities, and close to the ring road for easy commuting via the M62/A63 with further trunk routes over the Humber Bridge.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A black composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring and staircase leading to the first floor accommodation. A door leads into:

LOUNGE

15'10" x 10'10" (4.83m x 3.30m)
uPVC double glazed window to the front elevation, attractive wood laminate flooring and TV aerial point.

LIVING/DINING KITCHEN

17'3" x 9'6" (5.26m x 2.90m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out into the rear garden. An extensive range of sage green Shaker style base and wall units with wood effect work surfaces, a host of built-in and integrated appliances including gas hob with suspended chimney extractor, integrated dishwasher and integrated fridge freezer. Attractive wood laminate flooring flows throughout and there is a stainless steel one and a quarter bowl sink unit with drainer and mixer tap.

UTILITY ROOM

Fitted units to contrast with the kitchen, space and plumbing for washing machine and space for tumble dryer. A door with glazed inserts leads into the rear garden.

W.C.

uPVC double glazed window to the rear elevation, vanity unit housing low level w.c. and wash hand basin.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

13'3" x 10'8" maximum (4.04m x 3.25m maximum)
uPVC double glazed window to the front elevation and access to:

EN-SUITE

uPVC double glazed window to the front elevation, contemporary three piece suite comprising independent shower cubicle with aqua boarding, floating pedestal wash hand basin and low level w.c. Tiled splashbacks to wet areas.

BEDROOM 2

15'6" x 8'5" (4.72m x 2.57m)
uPVC double glazed window to the front elevation.

BEDROOM 3

12' x 7'5" maximum (3.66m x 2.26m maximum)
uPVC double glazed window to the rear elevation.

BEDROOM 4

9'8" x 7'4" maximum (2.95m x 2.24m maximum)
uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with shower screen and gravity shower over, floating pedestal wash hand basin and low level w.c all beautifully complemented by tiled splashbacks to wet areas, and towel radiator.

OUTSIDE

To the front of the property there is a block sett driveway for several vehicles leading to the integral garage with up-and-over door, power and light. The front garden is lawned with bushes around the perimeter.

A side gate leads into the South facing rear garden which has an extensive block sett patio leading down to a lawn with stocked borders. The rear garden provides great outdoor space.

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 the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

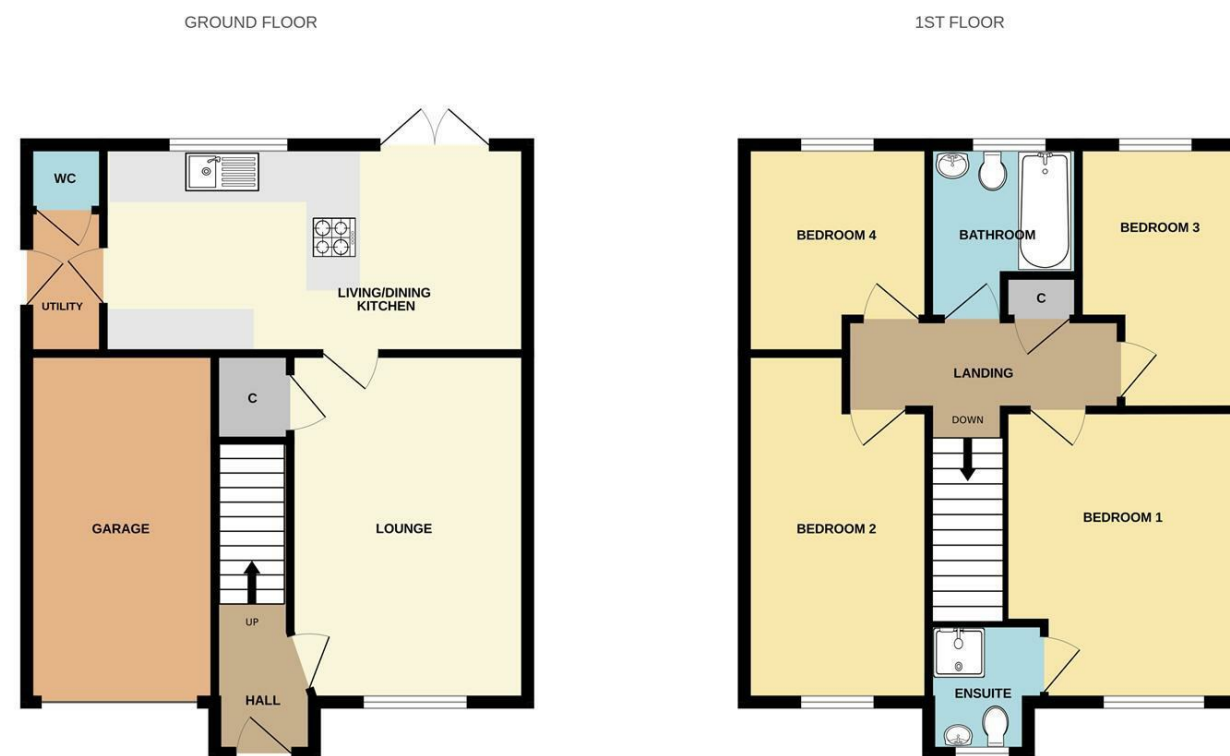
VIEWING

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

FINANCIAL SERVICES

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Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



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.

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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