



QUICK & CLARKE
The Property Specialists

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40 Cleminson Gardens, Cottingham HU16 4RW
£525,000

- Detached family house set on superb corner plot
- Large beautifully tended gardens
- Two reception rooms
- Contemporary living dining kitchen and utility
- Three bathrooms and downstairs WC
- Four double bedrooms (two fitted and one with additional dressing area)
- Private driveway
- DOUBLE garage
- Viewing is an absolute must!
- EPC Rating: C. Council tax band G.

Enjoying such a stunning corner plot with large gardens, this detached four bedroom house is presented to the market. In excess of 1,600 square feet of versatile accommodation the property has entrance hallway with WC, study, through lounge with French doors to garden, contemporary living dining kitchen with island and built-in appliances and utility room. To the first floor the spacious landing leads to FOUR DOUBLE bedrooms; two fitted and two with en-suite, along with family bathroom. The landscaped gardens are just beautiful! Offering so much private outdoor space for family living.

Viewing is a must to fully appreciate what a brilliant family home this is.

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.

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 door with glazed inserts and uPVC double glazed side windows leads into:

ENTRANCE HALLWAY

Having attractive Karndean flooring and a staircase with spindle banister and integral lighting leading up to the first floor accommodation. Double doors lead into the lounge.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, low level WC and wash basin.

LOUNGE

21'6 x 11'1 (6.55m x 3.38m)
uPVC double glazed bay window to the front elevation and uPVC double glazed French doors with side windows opening out into the rear garden. Sockets with USB slots.

LIVING DINING KITCHEN

20'11 max x 15'2 decreasing to 12' (6.38m max x 4.62m decreasing to 3.66m)
uPVC double glazed window to the rear elevation and to the dining area, and uPVC double glazed French doors leading out into the rear garden. An extensive range of contemporary ivory gloss base and wall units incorporating wine racks and large storage drawers with wood effect worksurfaces and upstand along with kickboard lighting and sockets with USB slots. Stainless steel double electric fan oven, space and plumbing for American style fridge freezer, porcelain sink unit with drainer and spray mixer tap, integrated dishwasher and wine cooler. A matching centre island houses a stainless steel five ring gas hob with chimney extractor above.

UTILITY ROOM

uPVC double glazed door to the rear garden, space and plumbing for washing machine and tumble dryer, gas central heating boiler.

STUDY

9'8 decreasing to 8'3 x 6'1 (2.95m decreasing to 2.51m x 1.85m)
uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

A galleried style landing with uPVC double glazed window to the front elevation and a storage cupboard.

MASTER SUITE

26'2 x 13'11 (7.98m x 4.24m)

BEDROOM

18'2 x 13'11 (5.54m x 4.24m)
uPVC double glazed windows to both side elevations, modern sliderobes with mirrored inserts. An arch leads into:

DRESSING ROOM

Door leading into:

EN-SUITE

Four piece modern white suite enjoys independent shower cubicle, panelled bath, wash basin set in vanity with storage drawers below and low level WC. Beautifully complemented with Italian style tiling to wet areas and tiled flooring. uPVC double glazed window to the side elevation and extractor.

BEDROOM 2

20'10 max x 12'1 max (6.35m max x 3.68m max)
Being of an L-shape with two uPVC double glazed windows to the front elevation. To the dressing area there are modern sliderobes in a walnut finish with smoked glass inserts. A door leads into:

EN-SUITE

Modern white three piece suite enjoying pedestal wash basin, independent shower cubicle and low level WC. Beautifully complemented with Italian tiling to wet areas, tiled floor and extractor.

BEDROOM 3

13'6 x 11'5 (4.11m x 3.48m)
uPVC double glazed window to the front elevation.

BEDROOM 4

10'8 x 11'3 (3.25m x 3.43m)
uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

8'10 x 6'1 (2.69m x 1.85m)
uPVC double glazed window to the side elevation. Three piece modern white suite enjoys panelled bath, wash basin set in vanity unit with storage drawers and low level WC.

EXTERNAL

To the front of the property there is a private driveway for several vehicles leading to the integral double garage which has twin up & over doors, power and light laid on. The front garden has attractive dwarf box hedging and conifers. Side gated entry leads into the rear garden.

The rear garden is of vast proportions and beautifully presented. Being predominantly laid to lawn with a landscaped side garden and all-seasons planting providing a kaleidoscope of colour and texture. There is a water feature with fountain and a large patio area which wraps round the property providing great outdoor seating areas. There are also outdoor power points and lighting to the front and rear of the property. The rear garden is of an established appearance and offers a good degree of privacy, ideal for family living. Outside tap and shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system via a nest controller.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

The service charge and ground rent combined is £430 per annum.

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



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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