



**2a Stewart Garth, Cottingham HU16 5YQ**  
**£275,000**

- No onward chain
- Beautiful detached bungalow
- Well-proportioned throughout
- Small cul-de-sac location
- Westerly facing garden
- Off-street parking and garage
- Council tax band D
- EPC rating D

A beautifully proportioned and attractive detached bungalow situated on a small cul-de-sac on the western side of Cottingham. Offered to the market with no onward chain and being attractively presented throughout, the property further benefits from a well-tended and relatively private westerly facing garden with conservatory and has off-street parking and a detached garage.

Offering great potential and with a light and airy feel, viewing is highly recommended.

#### LOCATION

The property is located at the foot of a small cul-de-sac which forms Stewart Garth and which is accessed directly off Eppleworth Road on the western side of Cottingham. This convenient location not only provides ease of access to the broad array of amenities on offer in this large and popular village, but also provides further direct access to the major road network and also Castle Hill Hospital which lies close by.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

Double timber glass panelled doors open into the entrance porch which has a quarry tiled floor. A further timber glass panelled door opens into:

##### ENTRANCE HALL

11'11 x 5'4 (3.63m x 1.63m)

Attractive engineered oak flooring and a double shelved out storage cupboard currently housing a water softener system (untested). Access to the loft for storage with drop-down ladder.

#### LIVING ROOM

18'4 x 11'10 (5.59m x 3.61m)

A very well-proportioned room offering flexibility of layout and space for living room and dining room furniture and a continuation of the engineered oak flooring. The focal point of the room is an attractive white Adam style fireplace with marble hearth and back housing an electric fire. Double glazed patio doors open into the conservatory.

#### CONSERVATORY

11'6 x 9'7 (3.51m x 2.92m)

With a westerly aspect and French doors opening onto the garden.

#### KITCHEN

9'10 x 9'7 (3.00m x 2.92m)

Offering a generous range of wall and base storage units with white fronts, contrasting worksurfaces and ceramic tiled splashbacks. Four ring ceramic hob with extractor over, integrated oven and fridge, porcelain 1 1/2 bowl sink and drainer, space for the Miele washing machine and tumble dryer (which are currently housed in the garage). A glass panelled door provides access to the rear garden.

#### BEDROOM 1

11'10 x 13'5 (3.61m x 4.09m)

An extensive range of fitted bedroom furniture including drawer units and cupboards, window to the front elevation.

#### BEDROOM 2

9'10 x 9'3 (3.00m x 2.82m)

Window to the front elevation.

#### SHOWER ROOM

9'11 x 5'9 (3.02m x 1.75m)

With a newly laid floor covering and a three piece suite comprising close coupled WC, pedestal wash basin and corner shower enclosure. Fully tiled walls, window to the side elevation.

#### OUTSIDE

The property is accessed through double wrought iron vehicular gates onto a brick sett drive which continues down the side of the property. To the front of the bungalow is a small area of shaped lawn surrounded by wide and well-stocked flower beds with a mature hedge forming the front boundary. Access can be gained down both sides of the property to the rear garden.

The brick sett drive leads up to a detached garage with electric up & over door, power and light laid on. Further storage in the roofspace.

The rear garden is beautifully tended and very mature with a large selection of shrubs and trees which create a good level of privacy. With a shaped lawn, wide and well-stocked flower beds, there is also a shed for storage.

#### 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

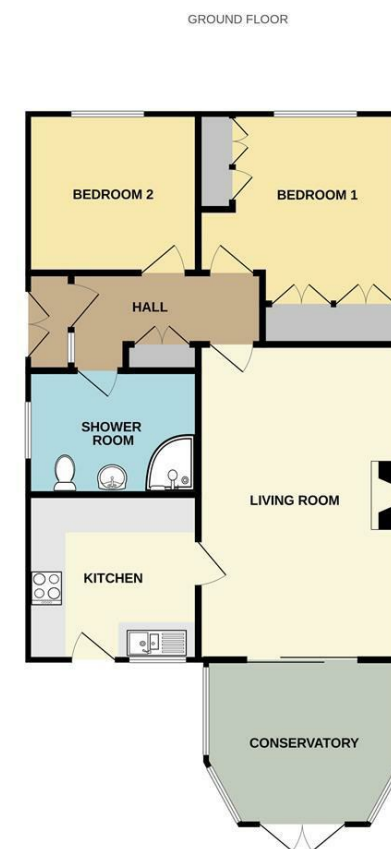
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

#### FINANCIAL SERVICES

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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.

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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.