



# QUICK&CLARKE

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**Aramia, 18 New Village Road, Little Weighton HU20 3XH**  
**Offers Over £430,000**



- Detached family home
- Superb plot
- No onward chain
- Three reception areas
- Kitchen with utility room off and WC
- Four bedrooms and loft area
- Modern wet room and additional shower room with WC
- Large plot
- Driveway & garage
- EPC Rating: E Council Tax Band: E

Enjoying a prime location within this village road of residential properties, we present to the market this detached family home, offering in excess of 1600 square feet of versatile accommodation. The property was built by a family member and has been passed down a generation, providing such a great family hub. The plot is of excellent proportions and the house offers so much scope to modernise the current footprint or extend (subject to planning). With majority uPVC double glazing the accommodation enjoys entrance hallway, lounge dining room, day room overlooking the rear garden and opening into the kitchen. Utility room with WC off and access to the garage. To the first floor the spacious landing has fixed stairs to the loft area, four good size bedrooms, modern wet room and additional shower room with WC.

Superb outdoor space with a vast lawned garden with greenhouse and store. To the front of the property there is a private driveway and integral single garage. With open views to the front.

This house is something really special and has that lovely welcoming feel the moment you walk through the door; viewing is an absolute must to fully appreciate!

LOCATION

Located off Rowley Road is the access to New Village Road and the property is located on the right hand side of the road opposite a large field.

The village of Little Weighton is pleasantly situated within the Yorkshire Wolds and has a range of facilities including local village store and Post Office, primary school and renowned public house (now under new management). The village is most convenient for access to Beverley, Hull, Cottingham and is also well placed for access onto the A63/M62 East-West motorway and mainline railway station at Brough, with direct trains to London Kings Cross.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

uPVC door with glazed inserts and side window leads into entrance hallway having staircase with balustrade leading to the first floor accommodation. Archway to kitchen and lounge.

LOUNGE

16'2" into bay decreasing to 12'5" x 12'3" (4.93m into bay decreasing to 3.78m x 3.73m)  
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation. Stone fireplace with tiled hearth and recessed shelving and t.v. aerial point. An opening leads into the dining room.

DINING ROOM

12'3" x 11'7" (3.73m x 3.53m)  
Having uPVC French doors leading into the day room. uPVC double glazed windows to the side elevation.

DAY ROOM

11'7" x 11'8" (3.53m x 3.56m)  
With uPVC double glazed door and uPVC double glazed windows to the rear and side elevations and tiled flooring. Enjoying splendid views over the rear garden.

KITCHEN

20'4" x 8'8" (6.20m x 2.64m)  
uPVC double glazed window to the rear elevation. An extensive range of oak fronted base and wall units with work surfaces and tiled splashbacks. Sink unit with drainer and mixer tap. Single electric oven with gas hob and door into utility room.

UTILITY ROOM

10'7" x 9'3" (3.23m x 2.82m)  
With uPVC double glazed window to the rear elevation and door to garden. Fitted storage area and access to downstairs w.c. A door leads into the garage.

DOWNSTAIRS W.C.

Two piece suite having low level w.c. and pedestal wash hand basin.

GARAGE

18'2" x 9'3" (5.54m x 2.82m)  
Having sliding door, power and light

FIRST FLOOR

LANDING

Spacious landing area with uPVC double glazed window to the front elevation. Door concealing a fixed staircase leading to a loft area. The loft area is of good proportions and potentially could offer the scope for conversion subject to the necessary Planning Regulations.

BEDROOM 1

13'3" x 12'3" (4.04m x 3.73m)  
uPVC double glazed windows to the rear and side elevations.

BEDROOM 2

12'5" x 15'10" into recess decreasing to 11'8" (3.78m x 4.83m into recess decreasing to 3.56m)  
Having recessed wardrobe area. uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation.

BEDROOM 3

9'5" x 8'9" (2.87m x 2.67m)  
With uPVC double glazed window to the rear elevation.

BEDROOM 4

11'8" x 9'6" (3.56m x 2.90m)  
With uPVC double glazed window to the front and side elevations.

WET ROOM

8'5" x 7'6" (2.57m x 2.29m)  
uPVC double glazed window to the rear elevation. There is a linen cupboard, non-slip flooring, uPVC double glazed window to the side elevation and fully tiled walls to wet area. The shower area has electric showerhead, shower seat and grab handles, low level w.c. and pedestal wash hand basin.

SEPARATE SHOWER ROOM WITH W.C.

5'11" x 5'1" (1.80m x 1.55m)  
With separate shower cubicle and two piece coloured suite having low level w.c. and pedestal wash hand basin. Tiled splashbacks to dado height and uPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a hedged boundary with access to the driveway which is paved and provides off street parking for several vehicles leading to the integral garage with door providing access.

A vast lawned garden to both sections with planted areas occupies the front garden. There are two timber gated entrances leading into the large rear garden which is of a southerly aspect and is vastly lawned which extends to the side. There is a large timber store and greenhouse part way down the garden and an extensive patio area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system



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