



QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



4 Wilson Drive, Cottingham HU16 5UR
£350,000

- Highly specified Original Show House
- Beautiful three bedroomed detached
- Prime location on new development
- Attractive contemporary layout
- Large open plan kitchen
- Southerly facing rear garden
- Master bedroom with en-suite
- Off street parking and garage
- EPC Rating: B
- Council Tax Band: D

A superb detached property which was the original David Wilson show house and has a fabulous contemporary design and a southerly facing garden to the rear. Boasting a large open plan dining kitchen overlooking the rear garden the property has three double bedrooms, the master having an en-suite shower room and walk-in wardrobe. Immaculately presented throughout and in a prime position at the front of this modern development, the property has the benefit of off street parking and garage and a location convenient for the school and road network.

LOCATION

The property is located on the corner of Wilson Drive and Harland Way which bestows on the property an 'off development' feel. Situated behind planting and away from the road, the house is in a superb position not only to access the Cottingham High School but also the amenities of the village and the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'10" x 4'6" (1.47m x 1.37m)
With modern composite front door with glass panels. Contemporary styled LVT flooring which flows throughout most of the ground floor accommodation. Stairs to first floor.

LIVING ROOM

15'7" x 10'2" (4.75m x 3.10m)
A well proportioned room with windows to both front and side aspects.

DINING KITCHEN

17'4" x 9'8" reducing to 8'2" (5.28m x 2.95m reducing to 2.49m)
A stunning dining kitchen offering a good range of wall and base storage units with gloss white fronts and complimenting grey laminate work surfaces. Five ring gas hob with glass splashback and stainless steel extractor over. Integrated oven, grill, fridge freezer and dishwasher. Window to rear elevation. French doors in the dining area opening out onto the rear garden.

UTILITY ROOM

8'2" x 5'5" (2.49m x 1.65m)
With base and wall storage units to match those in the kitchen and laminate work surface. Space and plumbing for washing machine. Window and composite door opening out onto the rear garden. Cupboard concealing the modern gas boiler.

GROUND FLOOR W.C.

With a two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Partially tiled walls. Window to side elevation and inset mirror on one wall.

FIRST FLOOR

LANDING

With shelved out cupboard.

MASTER BEDROOM

17'3" reducing to 11'6" x 9'4" (5.26m reducing to 3.51m x 2.84m)
Window to front elevation. Modern fitted wardrobe with sliding mirrored fronts.

EN SUITE

6'9" x 4'6" (2.06m x 1.37m)
With a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and double sized shower enclosure. Fully tiled walls. Chrome heated towel rail and window to the side elevation.

BEDROOM 2

12'7" x 9'1" (3.84m x 2.77m)
Window to the front elevation. Built-in wardrobes.

BEDROOM 3

10'3" reducing to 9'5" x 9'9" (3.12m reducing to 2.87m x 2.97m)
Window to rear elevation. Built-in wardrobes with mirrored fronts.

BATHROOM

10'6" x 5'6" (3.20m x 1.68m)
With a four piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, double sized shower enclosure and panelled bath. Chrome heated towel rail. Partially tiled walls. Window to rear elevation and mirror inset on one wall.

OUTSIDE

The property is set back from the road with a brick set drive leading up to the garage with electric door and providing ample parking for at least two cars. To one side there is an area of planting behind wrought iron railings.

The rear garden is southerly facing with a patio adjacent to the dining kitchen. Largely laid to lawn there is a timber greenhouse with attached potting shed and the well tended flower borders have been laid under bark chippings for ease of maintenance. Enclosed by a wall and fenced boundary, the garden is a real sun trap and benefits from a good level of privacy.

INTEGRAL GARAGE

With electric up and over door. Supplied with light and power.

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

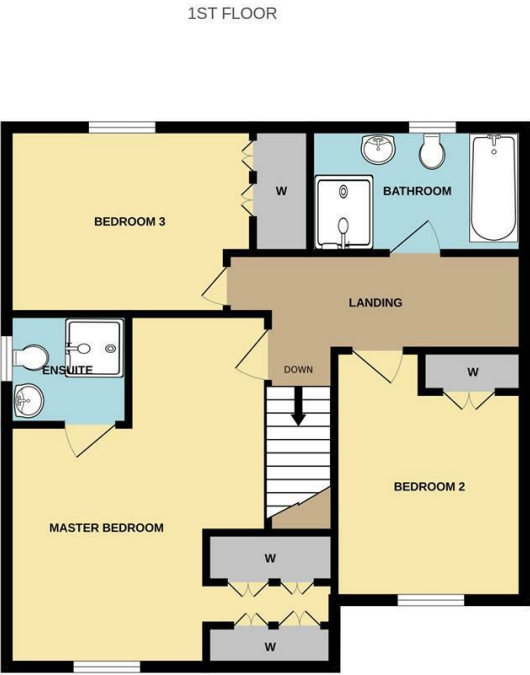
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

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

FINANCIAL SERVICES

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



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