





The Property Specialists

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



Ashwood, 4a Mill Lane, Cottingham HU16 5PS
£725,000



- Outstanding detached house
- Exclusive small development
- No forward chain!
- Five reception rooms
- Contemporary kitchen & utility room
- SIX DOUBLE bedrooms
- FOUR bathrooms
- Detached garage
- Well tended gardens
- Council Tax Band: G EPC Rating: B

This outstanding detached family home offers in excess of 3,000 square feet of stylish well appointed accommodation over three floors. With FOUR receptions, contemporary kitchen, utility room, WC, SIX bedrooms, FOUR bathrooms, detached garage and well appointed gardens. Ashwood now awaits its new owners to fully embrace living in what is a truly exceptional home! Offered with no forward chain!

Ashwood is a bespoke, outstanding, detached family home built by a local builder to exacting specifications. Forming part of an exclusive three property development just off Harland Way this property provides great spacious family living in excess of 3,000 square feet. Enjoying uPVC double glazing and gas central heating the accommodation is designed and presented with stylish elevations throughout and enjoys: entrance porch, welcoming hallway, modern kitchen opening into a sitting/dining room, conservatory, lounge, family room/study, games room, utility room and WC. To the first floor the landing leads to FIVE double bedrooms; three with en-suites and a modern house bathroom. The second floor houses the 6th bedroom and landing area. The gardens are well tended. There is an ample block sett driveway leading to the detached garage. This key turn house will provide great space and versatility for your family and an early viewing is a must!

LOCATION

Mill Lane is located off Harland Way in Cottingham, a very highly regarded area close to schools and amenities. Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

6'6" x 5'10" (1.98m x 1.78m)
A uPVC door with glazed inserts leads into the entrance porch, being of a uPVC and brick construction with door leading into the entrance hallway.

ENTRANCE HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation, beautiful feature flooring flowing throughout, storage cupboard.

DOWNSTAIRS W.C.

5'7" x 5'10" (1.70m x 1.78m)
Two piece modern suite in vanity having wash hand basin and low level WC.

LOUNGE

18'10" x 13'9" (5.74m x 4.19m)
uPVC double glazed windows overlooking the garden, and TV aerial point. Door opens in to the conservatory.

LIVING DINING KITCHEN

Provides great family space.

SITTING DINING AREA

18'11" x 14'2" (5.77m x 4.32m)
uPVC double glazed French doors opening out into the conservatory, and uPVC double glazed windows to the rear, and side elevations. The sitting area has a feature limestone fireplace with living flame fire, and wall mounted TV aerial point. Tiled flooring flows throughout this area and in to the kitchen. An opening leads into the kitchen area.

KITCHEN

12'1" x 10'11" (3.68m x 3.33m)
uPVC double glazed window to the front elevation. An extensive range of ivory gloss base and wall units with oak worksurfaces, attractive under unit lighting, incorporating glass display cabinets, drawer storage and Travertine tiled splashbacks. Belfast double sink with mixer tap and jet spray tap. Central island which also doubles as a breakfast bar. Stainless steel double electric oven with integrated microwave above, stainless steel gas hob with oversize extractor, and integrated dishwasher. Beautifully tiled floor with attractive mosaic inlay border tiling. Built-in wine fridge.

CONSERVATORY

17'4" x 12'1" (5.28m x 3.68m)
Of a uPVC and brick construction enjoying splendid views over the garden, with French doors leading into the garden and a door leading into the main lounge. Beautifully tiled with feature inlay border mosaic tiling.

GAMES ROOM

20'2" x 11'8" (6.15m x 3.56m)
uPVC double glazed windows to the front and rear elevations with uPVC door leading out into the rear garden and attractive wood laminate flooring. Currently used as a games room but providing great potential for either an additional ground floor bedroom or a workspace.

STUDY / FAMILY ROOM

16'0" plus bay x 10'6" (4.88m plus bay x 3.20m)
uPVC double glazed walk-in bay window to the front elevation. Such a great versatile area.

UTILITY ROOM

9'8" x 5'7" (2.95m x 1.70m)
uPVC double glazed window to the rear elevation, fitted cupboard to match the kitchen, space and plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

With fixed staircase leading to the second floor, uPVC double glazed window to the front elevation and fitted linen cupboard.

BEDROOM 1 (PRINCIPAL SUITE)

20'3" max x 17'10" max (dec to 13'5" x 17'10 max) (6.17m max x 5.44m max (dec to 4.09m x 5.44m max))
uPVC double glazed windows to both the front and rear elevations, TV aerial point.

EN-SUITE

7'2" x 6'1" (2.18m x 1.85m)
Velux roof window to the rear, modern three piece suite in white enjoying wash hand basin set in vanity, low level WC and independent shower cubicle, all beautifully complemented by tiled splashbacks.

BEDROOM 2

14'2" maximum x 11'4" maximum (4.32m maximum x 3.45m maximum)
uPVC double glazed window to the rear elevation.TV aerial point. A door leads into the en-suite.

EN-SUITE

7'2" x 7'1" (2.18m x 2.16m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys independent shower cubicle, wash hand basin set in modern vanity unit and low level WC. Beautifully finished with full height tiling and contemporary decor tiling.

BEDROOM 3

15'8" x 12'2" decreasing to 10'7" (4.78m x 3.73m decreasing to 3.25)
uPVC double glazed window to the front elevation. Door into en-suite.

EN-SUITE

7'11" x 7'1" (2.41m x 2.16m)
uPVC double glazed window to the side elevation. Wash hand basin set in contemporary double vanity unit, low level WC, L-shaped bath with shower over and shower screen. Beautifully complemented by full height tiling with feature Italian decor tiling to the bath area.



BEDROOM 4

15'11" x 10'11" (4.85m x 3.33m)
uPVC double glazed window to the front elevation.

BEDROOM 5

14'1" decreasing to 12'2" x 7'8" (4.29m decreasing to 3.71m x 2.34m)
uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

14'10" x 5'9" (4.52m x 1.75m)
uPVC double glazed window to the rear elevation. Modern four piece suite in white enjoys pedestal wash hand basin, low level WC, panelled bath and independent shower cubicle. All beautifully complemented with tiled splashbacks with feature mosaic Travertine border tiling, towel radiator and extractor.

SECOND FLOOR

LANDING AREA

Velux roof window. This could make a superb study area or further sitting area.

BEDROOM 6

13'10" x 12'9" (4.22m x 3.89m)
uPVC double glazed window to the front elevation and great walk-in storage cupboards to the eaves.

OUTSIDE

The property sits proudly on a generous plot. To the front is extensive block sett parking with brick wall, leading to the detached garage which has electric up & over door, power and light.

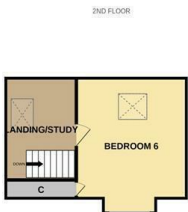
A side gated entry leads into the garden which offers a good degree of privacy and features a lawned garden with extensive patio area, shrubbery and plants to border.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.



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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