



**Blue Haven, North Moor Lane, COTTINGHAM HU16 4JN**

**Welcome to**

**Blue Haven, North Moor Lane, COTTINGHAM**

Wonderful Home In Cottingham, set on substantial plot and boasting lots of outside space and outbuildings, with 3 bedrooms, bathroom and shower room, 2 reception rooms, utility room and fabulous kitchen/diner. Call now to book your viewing!



## Entrance Hall

With double glazed door to the front, radiator and double glazed window to the front.

## Shower Room

With walk in shower, low level wc, wash hand basin and extractor fan.

## Lounge

23' 1" x 11' 3" into recess ( 7.04m x 3.43m into recess )  
With double glazed window to the front and side, feature log burner, radiator and double glazed window to the rear.

## Kitchen/Diner

31' 2" x 13' 4" max ( 9.50m x 4.06m max )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, feature log burner, 2 radiators and double glazed windows to the front and rear.

## Utility Room

10' 8" x 8' 4" ( 3.25m x 2.54m )  
With radiator, double glazed window to the rear, plumbing for an automatic washing machine, storage cupboard and double glazed door to the rear.

## First Floor

### Landing

With loft access.

### Bedroom 1

17' 6" max x 11' 3" ( 5.33m max x 3.43m )  
With double glazed window to the front, electric fire and radiator.

### Bedroom 2

10' 8" x 11' 4" ( 3.25m x 3.45m )  
With double glazed window to the front and radiator.

### Bedroom 3

12' 9" x 12' narrowing to 7' 4" ( 3.89m x 3.66m narrowing to 2.24m )  
With double glazed window to the rear and radiator.

### Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator, internal window and double glazed window to the front.

## Outside

Small holding with lawned areas, trees, patio area, timber fencing and gravelled driveway providing ample off street parking.

### Warehouse

44' 3" x 24' 3" ( 13.49m x 7.39m )  
With power and light, side access door and electric door.

### Garage

25' 2" x 12' 5" ( 7.67m x 3.78m )  
With power and light, side access door and up and over door.



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**Welcome to**

**Blue Haven, North Moor Lane,  
COTTINGHAM**

- Small Holding In Cottingham
- Beautifully Presented 3 Bedroom Home
- Shower Room & Bathroom
- Open Plan Kitchen/Diner
- Garage, Warehouse, Off Street Parking

Tenure: Freehold EPC Rating: B

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBY110465 - 0002

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**Directions to this property:**

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



**william h brown**



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