

## 4 Bedroom Detached House

Arras Drive, Cottingham, HULL, HU16 5LE

£325,000



- 4 BEDROOM DETACHED PROPERTY • IN RESIDENTIAL CUL-DE-SAC • WITHIN COTTINGHAM VILLAGE • FULL WIDTH REAR EXTENSION • WELL PRESENTED GARDENS • PRIVATE DRIVE WITH MULTIPLE PARKING • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





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Home Estates are pleased to offer to the market this highly impressive detached property which has been the subject of a full width extension to the rear.

This property is presented to a very high standard throughout with bright and spacious rooms which are arranged to 2 floors. The internal accommodation briefly comprises of an entrance hall with a cloaks/WC leading off. Extending through from the hall is an aesthetically pleasing lounge with lovely views over the front garden area. There is a separate dining room which is perfectly located adjacent to the main kitchen areas, patio doors provide views and access to the rear patio and garden beyond.

The spacious breakfast kitchen has a full range of matching units which are further complimented with integrated appliances and coordinating fixtures and fittings - this is a well planned domestic preparation area with space for informal dining.

To the first floor there are 4 generously proportioned bedrooms and a family bathroom with a matching 3 piece suite with a shower over the bath and soft contrasting tiled surround.

Outside to the rear is a lovely lawned garden with well stocked flower and shrub borders and beds. There is a good sized vegetable patch inset within the rear garden.

A greenhouse is situated to the rear and there is a high level beech hedge along the rear boundary providing a degree of privacy to the rear garden.

The front has an open plan lawned area with ground covering shrubs to the borders.

Adjacent to the front garden is a block paved drive which creates a multi vehicle off road parking space with additional parking within the garage which sits at the head of the private drive.

The service door from the rear garden leads through to a storage area and further through to the garage.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing.

Internal viewing is absolutely essential in order to appreciate the size and standard of the accommodation on offer!

## Location

The property is perfectly placed in a highly sought after residential cul-de-sac. Cottingham is a highly popular location well known for its wealth of amenities within the village and surrounding areas. There are excellent independent local traders and high street supermarkets, also a health centre, doctors surgery and a civic hall which plays host to many local events. There are regular public transport connections via the road and rail links within the village creating easy access to Hull city centre and the surrounding areas. Other amenities include a golf course and fitness centre. There are highly reputable schools and colleges close by for the growing family.

For those wishing to spend quality leisure time with family and friends there are many well visited cafe bars and restaurants to choose from.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Open entrance porch with light point leading to a double glazed front entrance door with matching side screen window. The porch further leads through to an entrance hall ..

**Entrance Hall** - Staircase off to the first floor. Under stairs meter/cloaks cupboard.

Coving.

Radiator.

Solid oak flooring.

**GF Cloaks/W.C.** - White 2 piece suite comprising of a wall mounted wash hand basin and low flush W.C. with contrasting tiled surround.

Double glazed opaque window.

Radiator.

Coordinating ceramic tiled flooring.

**Lounge** - 18' 7" x 13' 1" (5.68m x 3.99m) Extremes to extremes.

Double glazed and leaded bow window with aspect over the front garden area.

Fireplace with matching back and hearth housing a coal effect living flame gas fire.

Coving.

Radiator.

**Rear Sitting Room/ Dining Room** - 20' 4" x 8' 10" (6.21m x 2.71m) Extremes to extremes.



Double glazed patio doors providing views and access to the rear garden area.

Radiators.

Open arch through to the kitchen area.

**Dining Kitchen - 19' 10" x 9' 3" (6.07m x 2.84m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with matching glazed display cabinet.

Coordinating roll edged laminate work surface housing a 5 burner stainless steel hob, built in oven beneath and an extractor fan over all with a contrasting tiled splash back surround. A further work surface houses a 1&1/4 bowl single drainer sink unit with a mixer tap over also with a tiled splash back surround.

Integrated dishwasher.

Integrated fridge.

Plumbing for automatic washing machine.

Space for larder freezer.

Space for good sized dining table.

Built-in wine rack.

Open display shelving.

Sealed unit double glazed opaque window.

Radiator.



## First Floor

**Landing -** Double glazed window looking out over the side elevation.

Ornate wrought iron rail enclose.

**Bedroom One - 12' 11" x 9' 10" (3.96m x 3.01m)** Extremes to extremes.

Double glazed and leaded window with aspect over the front garden area.

Coving.

Radiator.



**Bedroom Two - 10' 0" x 9' 1" (3.06m x 2.78m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

**Bedroom Three - 10' 11" x 7' 11" (3.35m x 2.43m)**

Extremes to extremes.

Double glazed and leaded window with aspect over the front garden area.

Radiator.



**Bedroom Four - 10' 0" x 9' 2" (3.06m x 2.81m)** Extremes to

extremes.

Double glazed window with aspect over the rear garden area.

Built-in airing cupboard with shelves also housing the gas central heating boiler.

Radiator.

**Family Bathroom** - Matching 3 piece suite comprising of a panel bath, matching pedestal wash hand basin and flush W.C. all with a contrasting tiled surround. Chrome effect shower over the bath.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Chrome effect upright towel rail/radiator.

Coordinating ceramic tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear the garden is laid to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs. There is also a good sized vegetable patch.

The garden is also enclosed with a high level timber perimeter and boundary fence and there is a service door from the main garden area through to the garage.

Within the garden and to the rear of the garage from the main garden area is a brick store with shelving and units for tools etc.

The garage has up and over door, power and light.

The garage extends from the main drive.

A high level timber gate leads through to a path which extends along the side elevation to the front garden area.

**Front Garden** - The front garden area is open plan and also laid to lawn with well stocked ground covering display of plants, flowers and shrubs.

Block paved drive which extends from the garage along the side elevation thus creating a multi vehicle off road parking space or hard standing area.

**Council tax band: E**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Total area: approx. 136.6 sq. metres (1470.0 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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