



5 Kennington Walk, Cottingham, HU16 4QH

£290,000



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- IMMACULATE BUNGALOW ON LARGE CORNER PLOT
- PHOTOVOLTAIC PANELS AND AIR SOURCE HEAT PUMP
- EXTENDED LAYOUT
- TWO BATHROOMS
- DECEPTIVELY SPACIOUS
- UNRIVALLED ECO-CREDENTIALS
- DRIVEWAY AND GARAGE
- TWO DOUBLE BEDROOMS
- SUN ROOM
- VIEWING ADVISED

AN EXECUTIVE BUNGALOW SET TO IMPRESS HAVING BEEN EXTENDED AND CONSIDERABLY IMPROVED.

Boasting a peaceful residential cul-de-sac location on an oversize corner plot, with contemporary appeal and offering a unique purchase opportunity for a range of profiles.

The well specified interior throughout places an emphasis upon the versatile living, with a high specification internally and superb eco-credentials (air source heat pump, photo-voltaic panels and E.V. charging point).

The versatile and generously appointed living space comprises; Reception Lounge with the heart of the home being an open plan Dayroom/Kitchen, a Sun Room extension maximises the return garden views also. Two double Bedrooms and large Bathroom also feature with en-suite provision to Bedroom one.

Attractively designed and finished in a contemporary style and set upon a large generous plot with dedicated parking and garaging.

Viewing available by appointment only.



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KITCHEN 14'1" x 10'10" (4.30 x 3.32)
Being accessed via uPVC double glazed entrance door into this well appointed and highly specified kitchen, fitted with a range of contemporary style wall and base units with contrasting work surfaces over, uPVC double glazed window to side, access door to summer room extension and open plan to day room. A number of integrated appliances include a mid level double Bosch oven, induction hob with extractor canopy over, inset one and a half bowl sink and drainer with separate specific drinking water tap, integrated fridge freezer and dishwasher, engineered oak floor coverings.

DAY ROOM 13'3" x 10'9" (4.04 x 3.28)
Extending from the kitchen area, used currently as an informal reception space with outlook to rear garden via sliding doors, oak engineered flooring continuing throughout, suitably sized to accommodate furniture suite. Provides access through oak glazed doors to inner hallway.

GARDEN / SUN ROOM EXTENSION 10'7" x 12'3" (3.25 x 3.74)
Offering panoramic views over the corner plot garden, with tiled floorcoverings, uPVC double glazed mounted units and French doors to external patio terrace.

INNER HALLWAY
Cupboard housing auxiliaries to the Air Source Heat Pump and also the roof mounted Photovoltaic Panels (see Agents Note).

RECEPTION LOUNGE 23'2" x 11'11" (7.08 x 3.64)
A generously sized formal reception room boasting elegant proportions throughout, with uPVC double glazed window to the immediate front outlook, a central focal point is provided via an electric fire with granite hearth and mantel, with oak doors continuing and window to inner hallway.

MASTER BEDROOM 13'11".x 11'9" (4.25.x 3.60)
With uPVC double glazed window to front outlook, of double bedroom proportions and suitably sized to accommodate freestanding bedroom furniture.

EN SUITE SHOWER ROOM 5'1" x 8'5" (1.56 x 2.58)
Immaculately appointed with white sanitaryware incorporating oversized basin inset to vanity unit, low flush w.c, walk-in corner shower cubicle with rainfall showerhead, additional mains-fed showerhead and console also with feature tiling to shower space, tiling to floorcoverings and contrasting tiling to walls with mosaic border detailing, inset spotlights to ceiling and extractor.

BEDROOM TWO 10'9" x 14'7" (3.30 x 4.45)
With uPVC double glazed window to rear outlook and of double bedroom proportions, with space for freestanding furniture.



HOUSE BATHROOM

6'0" x 6'5" (1.85 x 1.98)

With uPVC privacy window to side, panelled bath with chrome tap points and showerhead, concealed cistern low flush w.c, inset basin to vanity unit, tiling to floorcoverings and wall coverings with mosaic border detailing, heated towel rail, extractor and inset spotlights to ceiling.

OUTSIDE

Kennington Walk remains conveniently positioned within walking distance of Cottingham village centre, located on a cul-de-sac of low level bungalow homes.

The property itself benefits from a deceptively spacious corner plot with modest roadside frontage, with driveway for parking leading to Garage, with access door and personnel access door to side. A laid to lawn grass section exists to front boundary perimeter.

Gated access leads to an inner courtyard area with electrical vehicle charging point, with further gated access to return gardens of excellent size that must be seen to be fully appreciated, being predominantly laid to lawn grass with herbaceous planting and shrubbery to borders wrapping around the property itself with patio extending from the building footprint also. External tap and light points.

AGENTS NOTE

The EPC rating for the property really is exemplary with a number of ECO credentials in place, having been upgraded by the current vendors, including photovoltaic panels to the roof, air source heat pump and EV charging point. Further details available upon request from the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to currently be 'D'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



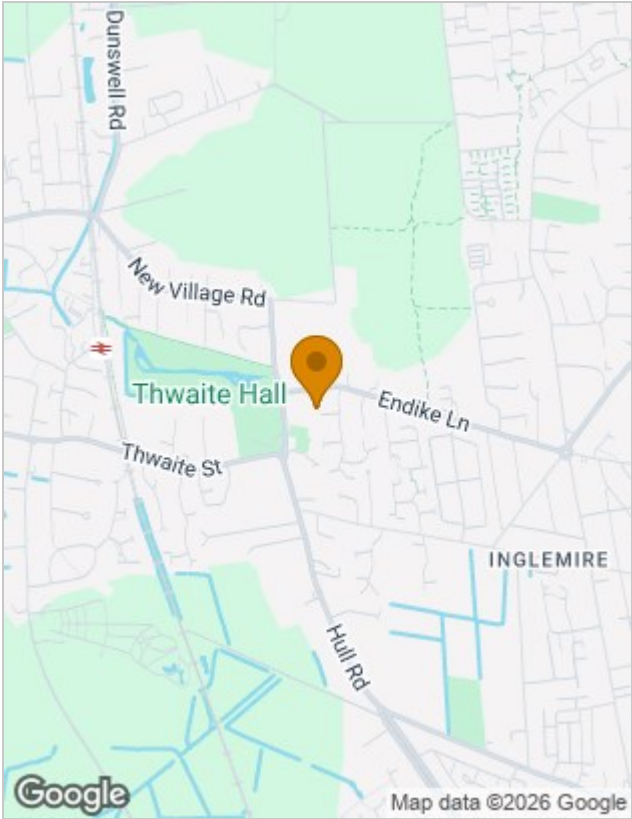
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

