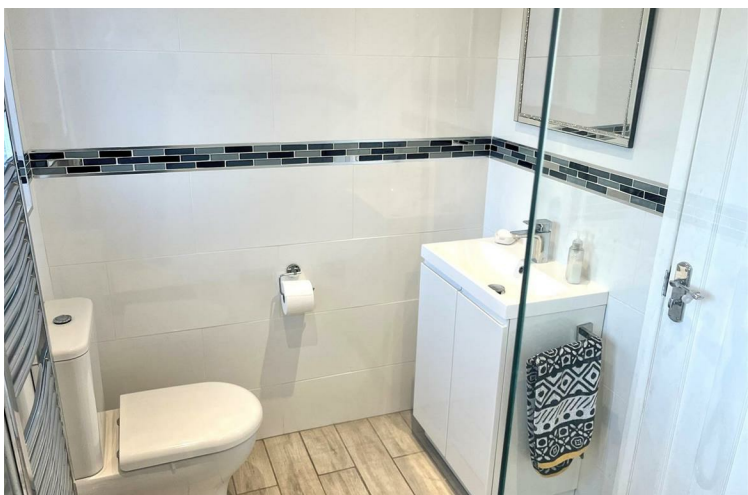
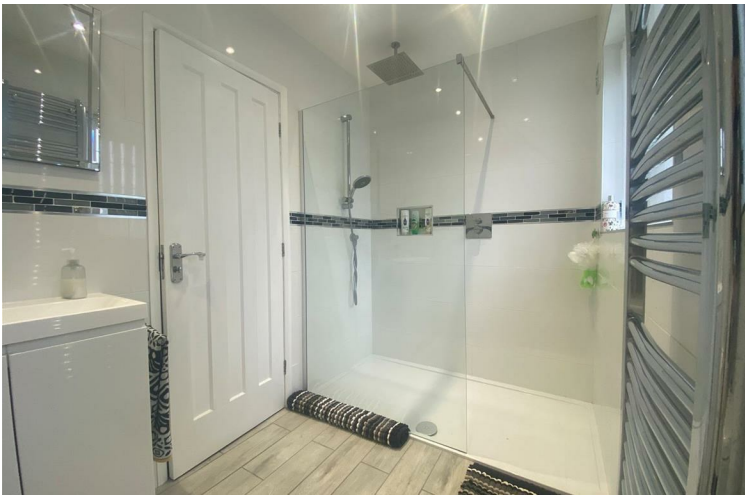






The Property Specialists

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**35 Cedar Avenue, Cottingham HU16 4AL**  
**Offers Over £295,000**



- Extended semi-detached true bungalow
- Head of cul-de-sac position
- Two double bedrooms
- Two reception rooms (one with bi-folding doors)
- Modern kitchen
- Modern shower room
- Beautifully tended gardens
- Block sett driveway & garage
- Council Tax Band: D
- EPC Rating: C

Enjoying a prime head of cul-de-sac location within this superb position within walking distance of the village centre we are delighted to present to the market what can only be described as a truly exceptional semi-detached true bungalow.

The property has been enhanced by the current owners and extended to provide light and airy, modern accommodation throughout to which an early viewing is a definite must. The property enjoys entrance porch, entrance hallway with storage, spacious lounge with dual aspect and feature fireplace, sitting dining room with bi-folding doors opening out into the rear garden and leading into the modern fitted kitchen with a host of built-in appliances. There are two double bedrooms and a modern family shower room. The gardens are well tended and a block sett driveway provides off street parking for several vehicles leading down to a single garage.

Make this your next move! An early viewing is an absolute must!

LOCATION

Cedar Avenue is located off South Street in Cottingham which is in walking distance to the village centre.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

A white uPVC door with glazed inserts leads into the entrance porch with door leading into the entrance hallway.

ENTRANCE HALLWAY

With fitted sliding door cupboards providing hanging and storage facilities. Attractive wood laminate flooring flows throughout this area.

LOUNGE

15'0" x 13'5" (4.57m x 4.09m)  
uPVC double glazed walk-in bay window to the front elevation and two uPVC double glazed windows to the side elevation. Feature oak fireplace with granite back and hearth and incorporating living flame gas fire. TV aerial point. Double doors with glazed inserts lead back into the entrance hallway.

SITTING/DINING ROOM

13'10" x 9'0" (4.22m x 2.74m)  
With bi-folding doors opening out into the rear garden. Attractive wood laminate flooring and opening into the kitchen.

KITCHEN

12'6" x 8'10" (3.81m x 2.69m)  
uPVC double glazed window to the front elevation and uPVC stable door opening out into the rear garden. A host of two tone forest green and ivory base, wall and pantry styled units in a Shaker design with feature handles, contrasting work surfaces and tiled splashbacks. Integrated fridge and freezer, integrated dishwasher, integrated washing machine, stainless steel double electric fan oven with integrated stainless steel microwave, stainless steel gas hob with oversized extractor and stainless steel one and a quarter bowl sink unit with drainer and mixer tap. Large storage drawers. Wood laminate flooring.

BEDROOM 1

13'0" maximum x 12'5" (3.96m maximum x 3.78m)  
uPVC double glazed window to the front elevation.

BEDROOM 2

12'3" x 9'10" plus doorwell (3.73m x 3.00m plus doorwell)  
uPVC double glazed window to the rear elevation.

SHOWER ROOM

8'10" x 5'6" (2.69m x 1.68m)  
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys a large walk-in independent shower cubicle, wash hand basin set in contemporary vanity and low level w.c. Fully tiled walls to contrast with feature glass mosaic border tiling with chrome edging. Attractive tiled flooring with underfloor heating.

OUTSIDE

To the front of the property there is an attractive low maintenance garden with raised shrubbery, a side block sett driveway provides off street parking and leads down to a single garage.

The rear garden is superb and offers a good degree of privacy with raised decking area with balustrade and patio leading down to a lawned garden with well stocked borders. The rear garden offers an excellent degree of privacy.

GARAGE

With up and over door, power and light.

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



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 operation or efficiency can be given. Made with Metapic C2025