



27 Whitsun Grove, Cottingham
Cottingham, East Riding of Yorkshire

Asking Price £365,000



lovelle





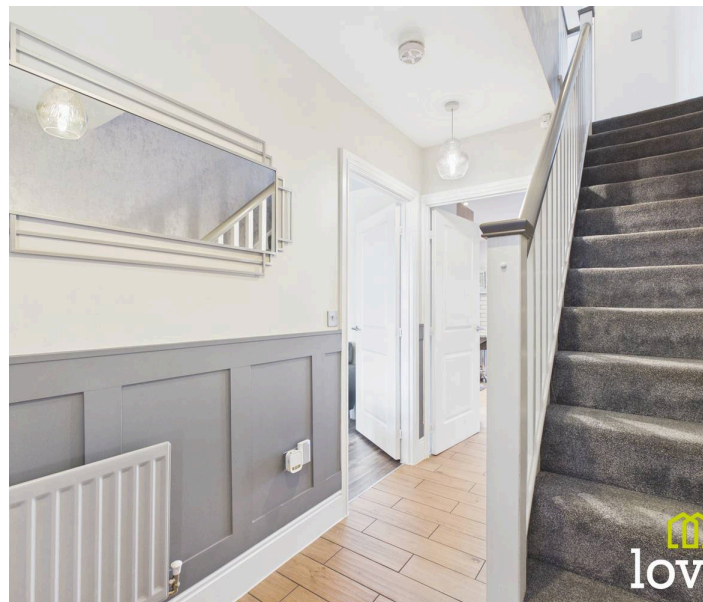
No. 27 Whitsun Grove

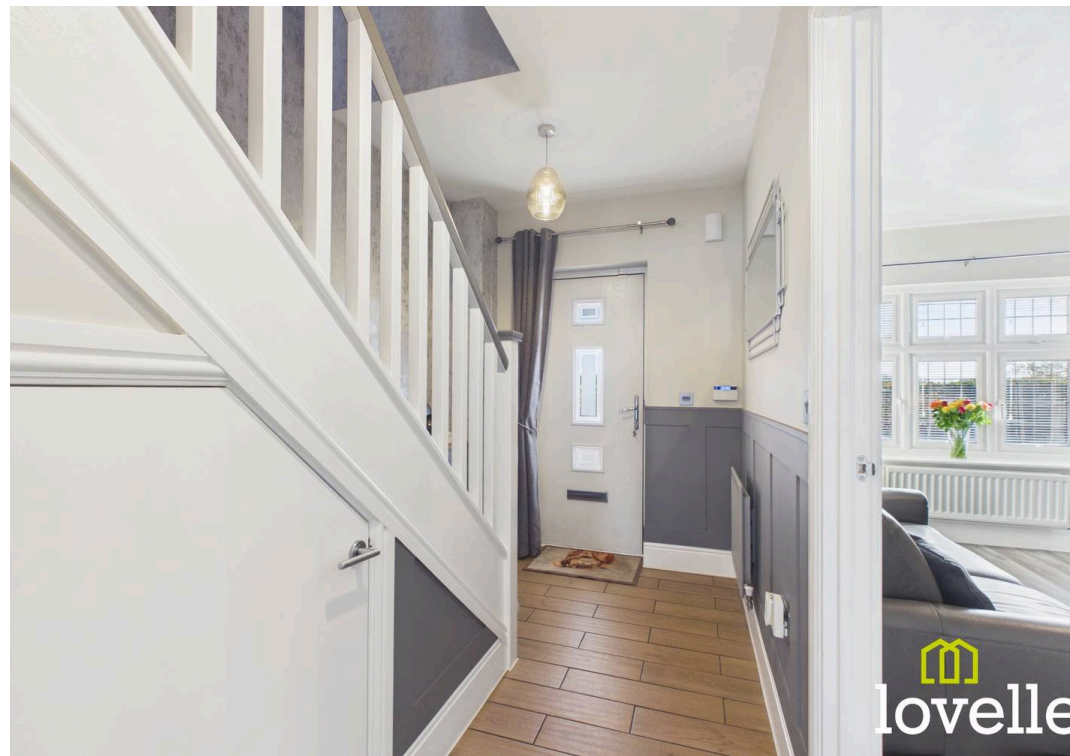
Cottingham

Introducing this exceptional, four-bedroom detached family home, perfectly positioned to capture open rural views & designed to offer a harmonious blend of comfort, style, & modern living. Discover a wonderfully spacious interior where open plan living & reception rooms create a welcoming environment, ideal for relaxing with family & entertaining friends. Natural light pours through large windows illuminating the thoughtfully arranged living spaces & highlighting the tasteful finishes throughout.

The heart of the home is the expansive kitchen, seamlessly flowing into a well-appointed dining & seating area, making it effortless to host gatherings or enjoy quiet evenings with the family. The sleek & contemporary kitchen provides ample workspace & storage, complemented by a dedicated laundry room & a convenient ground floor W.C. a must for any modern family! Upstairs four generous bedrooms await, each offering a peaceful retreat with neutral décor & natural light in abundance. The principal bedroom boasts a stylish ensuite, while the additional bedrooms are perfect for family, guests & a home office. Storage is no issue with a spacious garage & a separate storage room, while the property is protected by a hard wired G-Tag intruder alarm system, annually serviced by City Alarms.

- Open Rural Views
- Private garden with seating area, outdoor Jacuzzi & pizza oven
- Open plan living & reception rooms
- High-Specification Fixture, Fittings & Equipment
- Ensuite to principal bedroom
- Sunroom with panoramic garden views
- Garage & storage room
- Laundry room & ground floor W.C.
- Open space, wildlife pond & children's park within view





Hallway

6' 5" x 10' 0" (1.95m x 3.04m)

A bright & airy entrance to the property with half-panelling to walls & tiled flooring with Raychem underfloor heating.

Sitting Room

10' 8" x 16' 4" (3.26m x 4.99m)

A spacious reception room to the front of the property, flooded with natural light from the box bay window. A Stovax log burning stove is the focal point, the room is laid to Luxury Vinyl Tile flooring & custom made blinds are to the windows.

Kitchen Diner

20' 10" x 11' 11" (6.35m x 3.63m)

A large entertaining area at the heart of the home boasting a large & well-equipped kitchen, flowing into a bright & open seating area. The stylish kitchen offers luxury Corian worksurfaces, breakfast bar seating, carefully considered storage & a host of integrated appliances including a recently installed Neff double oven, a Neff gas-on-glass hob with externally-vented extraction over & an AEG dishwasher. Additional features include under-cupboard lighting, general room extraction, elegant splash-back tiling, custom-made blinds & underfloor heating. The room is laid to a tiled floor, there is a understairs cloak store, a door leads to the laundry room & sliding glazed doors lead out to the garden room.

Garden Room

10' 5" x 9' 6" (3.18m x 2.90m)

A fabulous sunroom leading from the kitchen diner & out to the garden beyond, through double French doors. This room offers an additional seating & dining area with panoramic views of the garden, laid to a tiled floor & with underfloor heating, the windows are fitted with custom-made blinds & there are spot downlights.



Laundry Room

5' 10" x 7' 7" (1.79m x 2.32m)

A generously-proportioned & thoughtfully designed extension of the kitchen, fitted with base units & a laminated worksurface over, space & services have been provided for laundry machines, there is an additional sink with drainer, externally vented extraction & a Wi-Fi access point. The floor is tiled, there is a central heating radiator, a half-glazed door lead to the rear terrace patio & a further door leads to the ground floor W.C.

Ground Floor W.C.

5' 10" x 3' 1" (1.79m x 0.93m)

A fully-tiled room offering a close-coupled toilet & wall-mounted, corner wash basin. There is a central heating radiator, an obscure glass window to the side elevation, spot downlights & extraction.

Central Landing

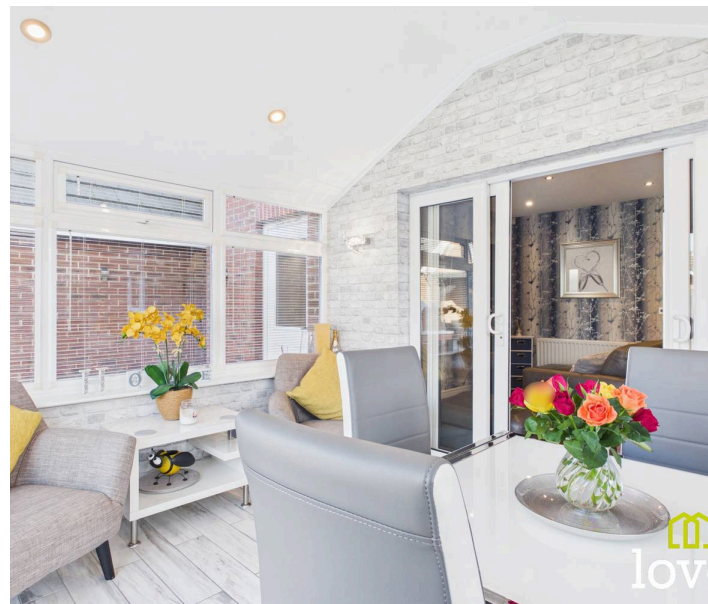
13' 3" x 5' 10" (4.05m x 1.79m)

A spacious central landing area providing access to three double bedrooms, a spacious single bedroom, a family bathroom, full-height laundry cupboard & the loft storage area.

Bedroom No.1

10' 8" x 14' 6" (3.24m x 4.43m)

The principal bedroom located to the front of the property, this is a bright & airy room with a large box bay window offering unbroken rural views across Northmoor. There are a range of stylish fitted wardrobes, a central ceiling fanlight, the room is laid to LVT, it boasts an ensuite bathroom & has an independent heating zone to the wider property.

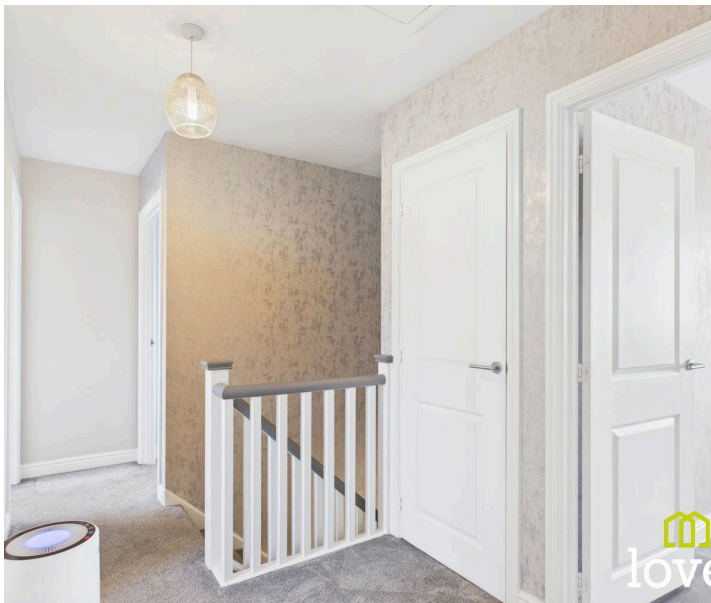




Family Bathroom

7' 5" x 8' 0" (2.27m x 2.44m)

An elegantly appointed family bathroom featuring a luxury, Sottini, three-piece bathroom suite & natural Travertine tiling. There is a bathtub with a Grohe thermostatic shower over, a floating wash basin & a close-coupled W.C all in Arctic White with Chrome fittings. There is a Chrome towel radiator, spot downlights & extraction, the room is filled with daylight from the obscure glass window & there is a shaver socket for added convenience.

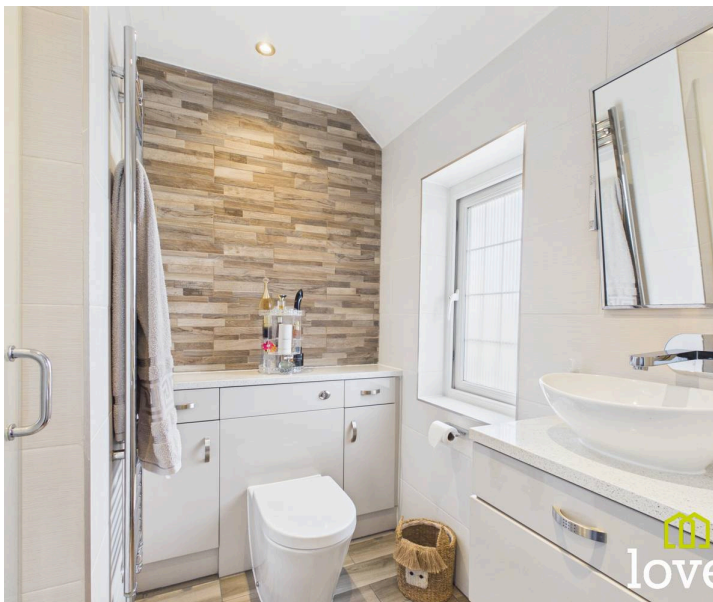




Externally

Outside the private garden is a true delight, thoughtfully landscaped to provide a tranquil oasis with a dedicated seating area, luxurious Jacuzzi hot tub under cover & a bespoke pizza oven, perfect for al fresco dining, unwinding & entertaining. The property benefits from a driveway, ensuring parking is always convenient for you and your visitors. Set within a sought-after development, residents enjoy access to open green spaces, a picturesque wildlife pond & a children's park, fostering a wonderful sense of community & offering a safe environment for families. This fabulous detached home combines generous proportions, modern conveniences, 1930's external styling & an enviable location to create an outstanding opportunity.

All furniture & fittings are available through negotiation & the property is offered with no onward chain!!!





Rear Garden

A large private garden enclosed with a high-level fence to the perimeter, there is an extensive lawn & paved seating areas around the garden. A fabulous, 6-person Jacuzzi hot tub sits beneath an all-weather enclosure while an impressive & recently built, brick pizza oven sits on the patio area to compliment the external features. Non-directional lighting allows the garden to be fully illuminated, all making for a wonderful, al fresco, family entertainment area.

Front Garden

Open to the block paved cul-de-sac there is a small lawned area & a black paved driveway leading to the garage & providing private parking for two vehicles.

Driveway

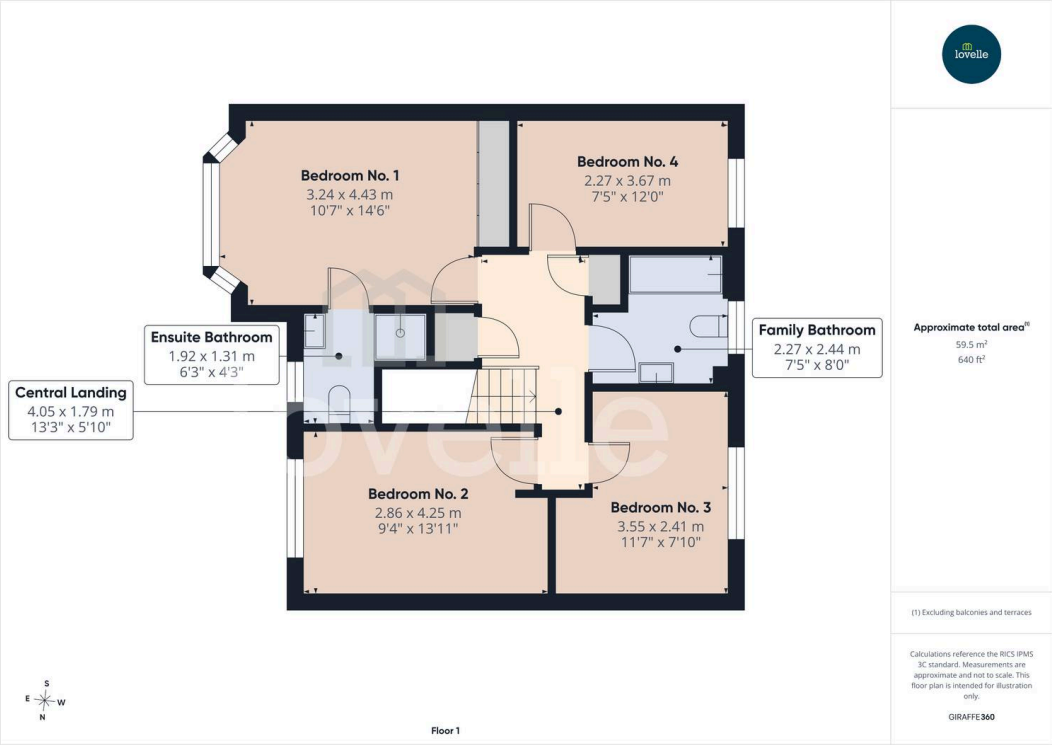
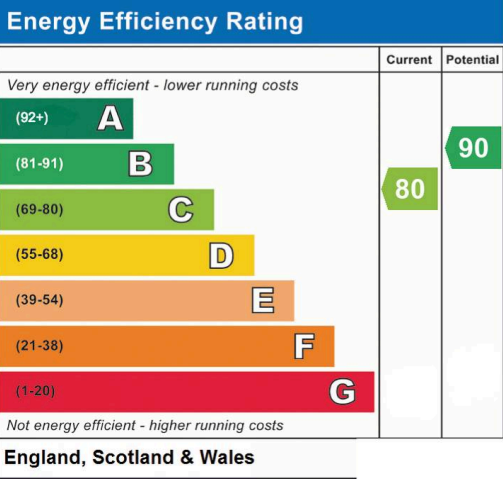
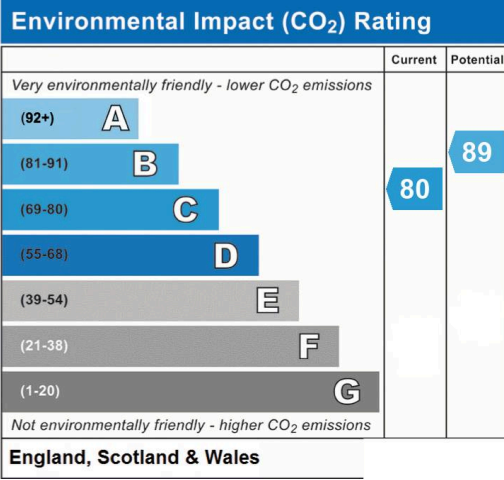
2 Parking Spaces - A block paved driveway providing private parking & leading to the integral garage.

Viewing is highly recommended to fully appreciate the unique features & exceptional quality this fabulous home has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



Lovelle Cottingham

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