



21 St. Margarets Avenue, Cottingham
Cottingham

£400,000


lovelle





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Cottingham

The living accommodation is set across two spacious reception rooms connected via sliding glass doors. The sitting room boasts high ceilings & a South-facing, walk-in bay window which floods both rooms in all-day sunlight. The adjacent dining room is directly connected to the kitchen which is finished in pine-effect fitted units & decorative tiled splashbacks. There is a walk-in pantry & a spacious utility room, leading from the kitchen. The utility room is fitted with full-height, bi-fold doors leading out to a South-facing terrace, creating a fabulous bright space.

The principal bedroom is an expansive, dual-aspect room offering views across the front & side gardens, it benefits from fitted wardrobes & a large walk-in bay window to the front elevation. Bedrooms two & three are generously-sized double rooms, both bright & airy with large picture windows.

The bathroom is fitted with a three piece suite, offering a large shower cubicle, a pedestal wash basin & a close-coupled W.C. all in a traditional style with Chrome fittings. The walls are tiled in the main & there is a large airing cupboard.

The bungalow also benefits from a large & fully boarded loft, a full rewire of the property was undertaken in 2019, the Worcester Bosch Greenstar gas boiler was fully overhauled in March this year & a large vented water tank was installed in 2020 to upgrade the system. An integrated garage is to the front of the property with power, lighting & water supply, it benefits from a powered up & over vehicle door.

- Detached Bungalow
- Three Bedrooms
- Driveway & Garage





Entrance Lobby

3' 11" x 3' 11" (1.20m x 1.19m)

Entrance to the property is through a uPVC half-glazed door & into this lobby area, there is coat storage & original, double vestibule doors which lead through to the central hallway.

Central Hallway

16' 7" x 3' 2" (5.06m x 0.96m)

An L-shaped hallway running along the centre of the building & providing access to most of the ground floor rooms. There are high ceilings & an original timber picture rail. A retractable loft hatch with a timber ladder provides access to the large boarded loft.

Living Room

13' 11" x 15' 0" (4.23m x 4.58m)

A spacious sitting room boasting a walk-in bay window with a south-facing aspect. There is a elegant stone fire surround with a gas fire insert, double, sliding, timber & glass doors lead through to the dining room & allow the room opened-up for entertaining.

Dining Room

13' 2" x 11' 9" (4.02m x 3.59m)

With a large picture window to the rear walkway. The room can be opened-up to the sitting room through the sliding glass doors to allow for entertaining, access to the kitchen is through a door the rear corner & there is a further door leading to the central hallway.

Kitchen

15' 6" x 9' 5" (4.73m x 2.86m)

Fitted with a range of wall and base units in a Pine effect finish with laminated worksurfaces over, the room is laid to vinyl flooring & there is a tiled splashback. Space is provided for a larger fridge-freezer, there is a four ring gas hob with extraction over & a high-level, fan-assisted gas oven & separate grill. There is a walk-in pantry cupboard & a glazed door leads to a utility room.

Utility Room

11' 1" x 5' 9" (3.39m x 1.76m)

Conveniently located directly off the kitchen, space is provided for a range of free-standing appliances, there



Utility Room

11' 1" x 5' 9" (3.39m x 1.76m)

Conveniently located directly off the kitchen, space is provided for a range of free-standing appliances, there are wall & base units for additional storage & work surface provides space to locate small appliances. There is a window to the rear garden & bi-fold doors lead out to a raised, South-facing terrace.

Bedroom No. 1

15' 4" x 13' 11" (4.67m x 4.23m)

Located to the front of the property, this spacious dual aspect room offers views across the side garden & the front paved terrace. The room is laid to carpet & there is a range of fitted wardrobes.

Bedroom No. 2

9' 11" x 12' 0" (3.02m x 3.67m)

A generous double bedroom with a large, South-facing picture window offering views across the side garden.

Bedroom No. 3

9' 4" x 10' 10" (2.85m x 3.29m)

A further double bedroom located to the side of the property, the room is laid to carpet & there is a large picture window.

Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

Fitted with a traditional-style three-piece suite comprising of a large walk-in cubicle with a Chrome thermostatic shower, a pedestal wash basin with Chrome fittings & a close-coupled W.C. The walls are fully-tiled to the splash areas and half-tiled around the room & there is a full-height airing cupboard which conceals a modern, vented water tank. There is a mirrored vanity unit above the wash basin, a MIRA shower seat & grab rail are fitted within the cubicle.







GARDEN

Spacious private gardens encircle the property, mainly laid to lawn but also offering seating areas & a raised terrace seating area with views across the gardens. There is a wonderful summer house with a paved terrace, a brick shed with power & lighting, a small orchard & a block-paved courtyard to the front of the property facing St Margarets Avenue.

DRIVEWAY

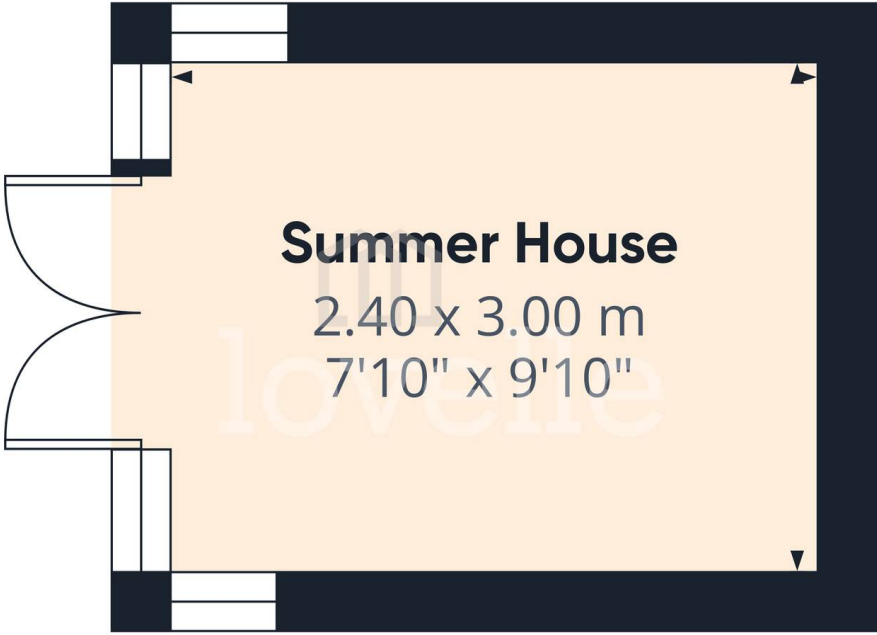
3 Parking Spaces

A large, block-paved courtyard offering off-road parking for several vehicles, set behind mature hedging. Access is directly from St Margarets Avenue via double wrought iron gates & the integral garage is set in the back left-hand corner.

GARAGE

Single Garage

An integral garage fitted with power, lighting & a water supply. There is a powered up & over vehicle door & a window to the side elevation.



Floor 0 Building 2

Approximate total area⁽¹⁾

7.2 m²
78 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

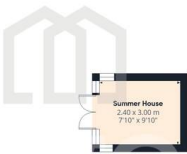
Approximate total area⁽¹⁾

131.9 m²
1420 ft²

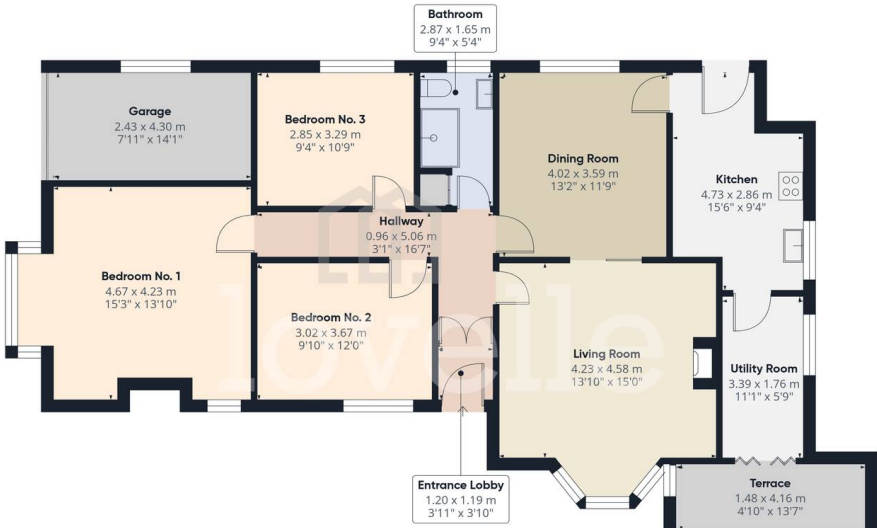
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Floor 0 Building 1

Approximate total area⁽¹⁾

124.7 m²
1342 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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 / Hull

Lovell Estate Agents, Unit 4 - HU16 5QQ

01482 846622

cottingham@lovelle.co.uk

www.lovelle.co.uk/

