



Kingsway Cottingham, HU16 5BA

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Gorgeous Rear Garden
- Sought-After Village Location
- Boarded Loft Space
- Immaculate Throughout
- Stylish & Modern Kitchen
- Large Private Driveway
- Perfect Family Home
- Viewing Absolutely Essential

Asking price £325,000





This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living. Ideally located within walking distance of Cottingham's vibrant village centre, the property enjoys easy access to a fantastic range of shops, cafés, restaurants, well-regarded schools, and excellent transport links.

The ground floor has been thoughtfully designed to create a superb flow throughout, benefitting from a welcoming lounge and a relaxing second reception room, while the impressive conservatory, complete with a fully insulated solid roof, seamlessly blends into the open-plan living space, providing a comfortable year-round family area. The stylish contemporary kitchen is fitted with modern units and quality finishes, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the generous master bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are two further well-proportioned bedrooms and a contemporary family bathroom, offering ample space for growing families.

A real bonus is the fully boarded loft space, providing excellent additional storage or offering exciting potential for a variety of uses, subject to any necessary consents.



Externally, the property continues to impress. To the front is a large private driveway providing off-street parking for multiple vehicles. The generous rear garden has been designed with both relaxation and family life in mind, featuring a covered patio area ideal for outdoor entertaining, a further seating area, and a dedicated play area towards the rear, all enjoying a good degree of privacy.

Offering spacious, flexible accommodation in one of East Yorkshire's most desirable villages, this fantastic family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Entrance Hall

The entrance hallway offers a warm welcome with elegant comicing and wood effect flooring that flows throughout the ground floor. The staircase is carpeted and leads upstairs, enhancing the traditional feel of the home.

Lounge

10'6" x 13'0"

This charming lounge features a bright bay window that floods the room with natural light. The focal point is a fireplace set in a surround, creating a cosy atmosphere. Soft carpet underfoot and neutral walls make this room a perfect spot for relaxing.

Reception Room

10'6" x 13'9"

A spacious reception room that opens into a conservatory, creating an inviting open-plan feel. The room benefits from wood effect flooring and plenty of natural light. This space provides flexibility for both relaxing and entertaining, seamlessly connecting to the conservatory and kitchen.

Conservatory

16'3" x 8'7"

The conservatory boasts generous proportions with large windows, a fully insulated solid roof, and French doors that open out onto the garden. The room's shape adds character, while the plentiful glazing allows for all-day light and views over the garden, creating a lovely spot for dining or relaxing.

Kitchen

9'5" x 11'9"

The kitchen is fitted with a range of modern cabinets in a soft grey finish, complemented by wood effect worktops and stylish white tiled splashbacks. Skylights above and a window provide natural light, while integrated stainless steel appliances include an oven, microwave, and gas hob with extractor fan. The layout optimises storage and workspace, leading through to the conservatory.

Downstairs W.C.

A convenient ground floor WC with a modern suite, including a vanity unit with basin, a chrome heated towel rail, and a frosted window for natural light and privacy.

Bedroom 1

11'1" x 13'7"

A peaceful retreat offering ample natural light, soft carpet underfoot and fitted wardrobes with storage around the bed. This room benefits from an ensuite shower room, providing added privacy and convenience.

En Suite

5'3" x 7'3"

The ensuite shower room is tiled in contemporary neutral shades and includes a spacious shower cubicle, WC, heated towel radiator and a wall mounted washbasin. A frosted window allows for privacy, ventilation and natural light.

Bedroom 2

10'9" x 13'1"

A great sized room with a bright bay window making the most of the natural light. Fitted wardrobes provide excellent storage, and the neutral decor offers a restful ambience.

Bedroom 3

5'9" x 7'11"

A good sized bedroom, ideal as a child's room, guest room, or study, featuring a window providing natural light and neutral decor.

Bathroom

5'5" x 8'11"

The family bathroom is stylishly appointed with tiled walls and flooring in subtle tones. It includes a bath with a separate overhead shower, modern basin set in a vanity unit, WC and heated panel radiator. A frosted window provides natural light, privacy and ventilation.

Boarded Loft Space

12'4" x 16'2"

The boarded loft space on the second floor offers versatile accommodation potential. It benefits from two skylights allowing natural light and could be used as an additional bedroom, playroom, or storage area - subject to any necessary building regulations or permissions.

Rear Garden

The rear garden is a beautifully maintained space with a mix of lawn and patio areas. Mature hedges and flowering plants provide privacy and a peaceful backdrop. A covered seating area with wooden beams and brick pillars is perfect for outdoor entertaining, complete with a barbecue and cosy seating. Towards the end of the garden is a dedicated play area, gravelled seating area and a large garden shed providing excellent storage.

Front External

To the front of the property there is a gravelled private driveway for multiple vehicles. There is a side gate leading to the rear garden.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation

Thinking of selling or letting?

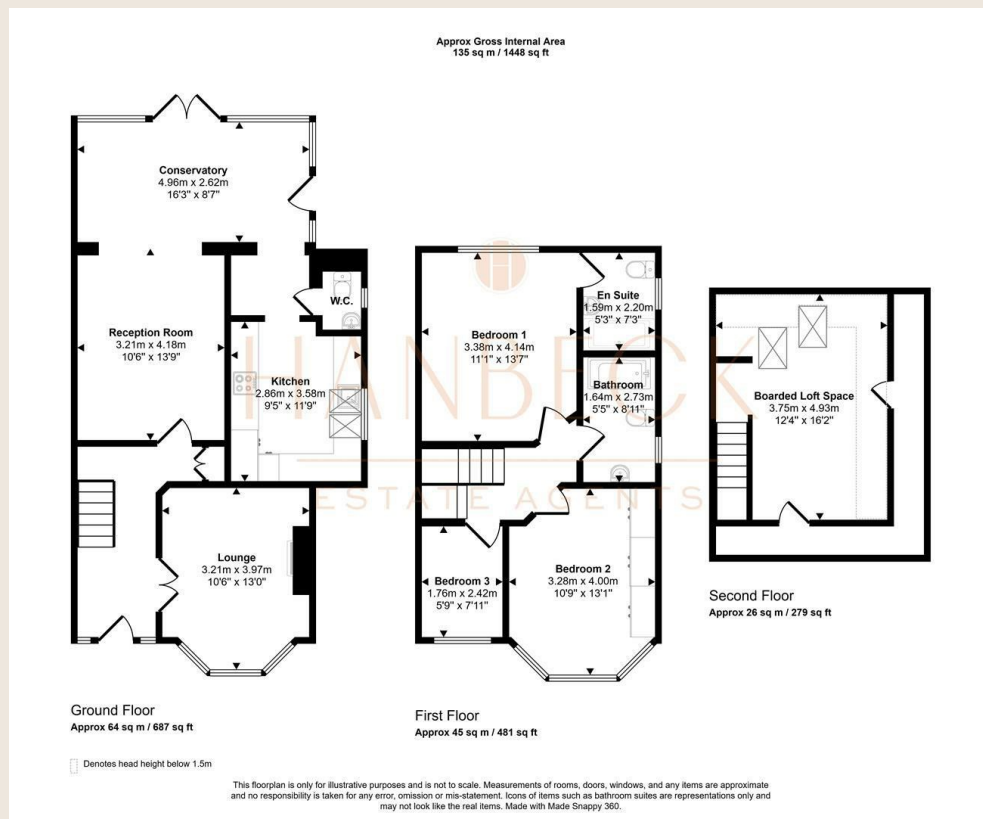
If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.



Local Authority **East Riding of Yorkshire**
Council Tax Band **D**
EPC Rating **D**



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

