



Hamel Garth, Cottingham, East Riding of Yorkshire
Offers in Excess of £400,000







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KEY FEATURES

- Imposing Detached Property
- Four Double Bedrooms
- Amazing Rural Views
- Large Dining Kitchen
- Study
- Laundry Room
- Ground Floor W.C
- Driveway & Garage
- Ensuite Bathroom
- Private Walled Garden
- EPC rating B





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DESCRIPTION

Modern, Sleek, Bold and Stylish are but a few words to describe this fabulous property!

The ground floor offers an abundance of versatile living space, comprising of a generous dual aspect sitting room with French doors out to the private garden, a home office or snug, a ground floor W.C, large entrance hallway with storage cupboards off and a spacious open plan kitchen diner with fabulous views from the front bay window and access to the easterly-facing rear garden through double French doors.

There is a fantastic laundry room leading off from the kitchen, with access to the rear patio area and the large lawned and walled garden, the perfect space to entertain friends and for alfresco dining,

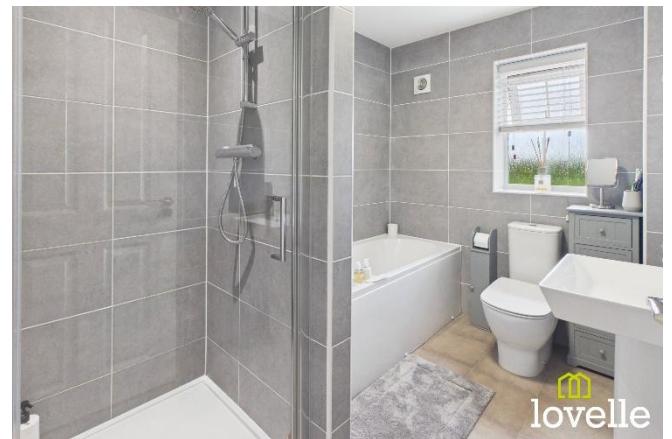
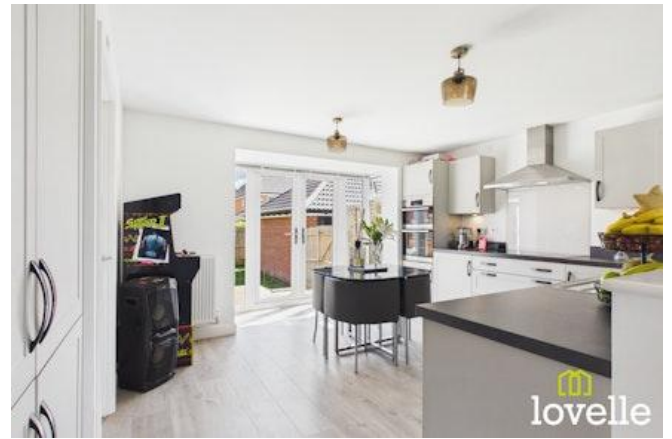
For convenience there is a driveway and garage with power and lighting to the side of the property.

To the first floor there is a large central landing with storage cupboards off, hosting four double bedrooms. The principal bedroom is dual aspect with an ensuite bathroom, bedroom no. 2 is also dual-aspect, with bedrooms no. 2 and no. 3 benefitting from fantastic views to the front of the property. There is a separate family bathroom with a walk-in shower, with all rooms flooded in natural daylight.

This property is a wonderfully situated, with unbroken views over the Skidby and Rowley Hills and the fields of Eppleworth Road. There is a spacious and well-designed, multi-level, easterly facing garden offering privacy and a generous patio area for the family to relax.

Boasting a separate garage and off-road parking for three vehicles, this property ticks the boxes for buyers' looking for a large, contemporary and functional home to suit the needs of a growing family.

The home is immaculately presented throughout, a true turn-key opportunity and as the property was built in 2021, it still benefits from the remaining NHBC warranty!





PARTICULARS OF SALE

Entrance Hallway

3.86m x 1.66m (12'8" x 5'5")

The spacious entrance hall is accessible via a traditional style, composite, high-security front door with glazed window. The hallway provides access to the sitting room, office, kitchen diner, ground floor W.C. and a kite winder staircase leads to the first floor accommodation.

Full-height cupboards offer ample cloaks storage, the décor is neutral, the flooring is luxury vinyl tile and there is a central heating radiator.

Sitting Room

5.02m x 3.7m (16'6" x 12'1")

A welcoming, double-aspect reception room with double French doors leading out to the terrace of the rear private garden. The décor is bright and neutral, the flooring is carpet and there is a central heating radiator.

Study

2.82m x 2.76m (9'4" x 9'1")

A bright and airy home office with a window to the front of the property, offering wonderful views across the fields of Skidby and Rowley and across Eppleworth road. The décor is neutral with a feature wall, there is carpeted flooring and a central heating radiator.

Ground Floor W.C

1.93m x 0.95m (6'4" x 3'1")

With an obscure window to the side of the property this W.C. comprises of a pedestal wash basin, a close-coupled W.C. and a central heating radiator and there is wood-effect LVT flooring.

Kitchen Diner

6.9m x 4.08m (22'7" x 13'5")

A generous kitchen diner spanning the full length of the house, there are French doors set within a full-height bay window, leading to the easterly facing garden and there is a walk-in bay to the front elevation, allowing natural daylight to flood the main hub of this home.

The sleek kitchen boasts Shaker-style, soft-close wall and base units in Dove Grey, blackened Ash-effect worktops sit atop. There are a series of integrated appliances including full-height larder fridge & freezer, dishwasher, high-level double fan-assisted ovens and induction hob with full-width extractor hood above.

The dining is a generous and multi-functional space that can accommodate the whole family and is perfect for hosting and entertaining.

Laundry Room

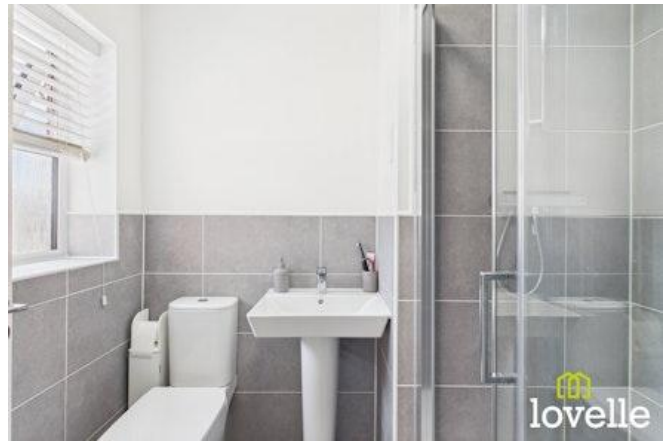
2.05m x 1.64m (6'8" x 5'5")

Accessible via the kitchen is the laundry room. With a range of base and wall units in unison with the kitchen furnishings, there is additional work surface for small appliances an integrated washing machine and space for a tumble dryer. There is a glazed, UPVC composite door providing access to the patio within the rear garden and then onto the detached garage and driveway.

Central Landing

4.53m x 1.11m (14'11" x 3'7")

A spacious central landing area providing access to the first floor accommodation. Carpeted, with down lighting, a storage cupboard and with access to a partially-boarded loft.



Bedroom No. 1

4.55m x 3.7m (14'11" x 12'1")

A well-proportioned principal suite with stylish fitted wardrobes and dual aspect windows, one with an outlook across the private rear garden. Finished in a pastel colour palette and neutral carpet, benefitting from an ensuite bathroom.

Ensuite Bathroom

2.08m x 1.72m (6'10" x 5'7")

A bright and airy ensuite with a three-piece suite featuring walk-in shower cubicle, close-coupled W.C. and pedestal wash basin, finished in bright white and chrome.

Bedroom No. 2

3.85m x 2.82m (12'7" x 9'4")

A spacious dual aspect double bedroom, with a built-in wardrobes. Positioned at the front of the property and benefitting from unbroken views across the hills of Skidby and Rowley and arable fields. Fitted carpets, neutral decoration and a central heating radiator.

Bedroom No. 3

2.7m x 3.49m (8'11" x 11'6")

A spacious double bedroom, also to the front of the property and offering fantastic views across Cottingham. Fitted carpets, neutral decoration, fitted wardrobes and a central heating radiator.

Bedroom No. 4

2.71m x 3.47m (8'11" x 11'5")

Another spacious double bedroom, located to the rear of the property and providing views across the rear private garden. Fitted wardrobes, neutral décor and a central heating radiator.

Family Bathroom

2.67m x 1.99m (8'10" x 6'6")

A large family bathroom with a walk-in shower, a heated towel rail, close-coupled W.C. and pedestal wash basin. Mainly tiled walls, LVT flooring and with the bathtub fitted within a recess.

Garden (Rear) & Driveway

A block paved, private driveway to the side of the property with power which could be converted to an E.V charging point. Gated access opens into the rear, easterly-facing garden. The perimeter of the garden is walled with fencing panels, offering a fantastic, private space for entertaining. Boasting a raised patio area and a large lawned area.

Garden (Front)

The front of the property is elevated, there is established hedging, grass forms the ground covering and there is a paved stone path to the main entrance door, this property oozes kerb appeal!

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: F

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency

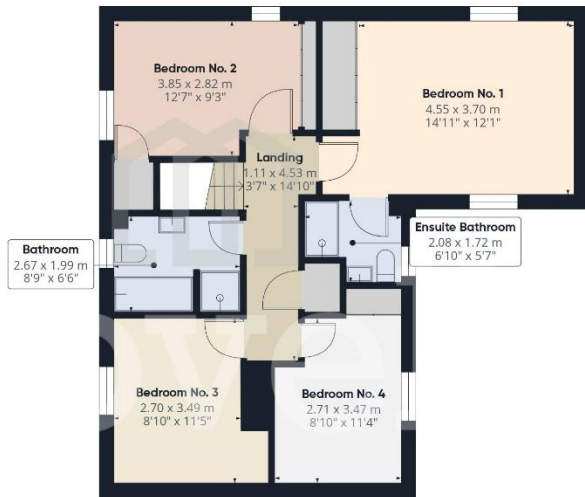


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area^m

139.5 m²
1503 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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