



Kingtree Avenue, Cottingham, East Riding of Yorkshire

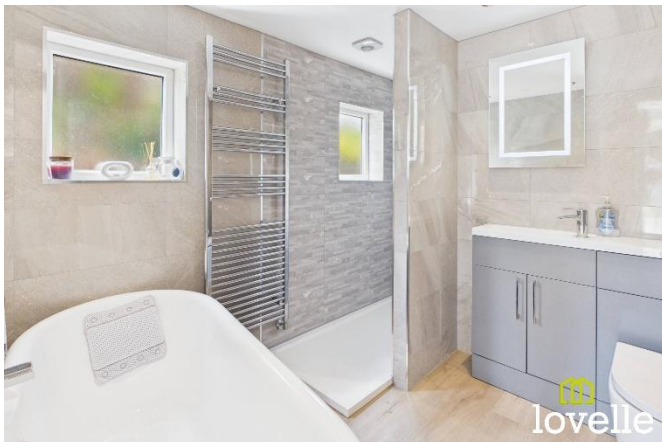
Offers in excess of £325,000





KEY FEATURES

- Extended Semi Detached Home
- Fabulous Open Plan Dining Kitchen / Family Room
- Garage & Ample Off Road Parking
- Large South-Facing Garden
- Three Bedrooms
- Two Bathrooms
- Major Renovation Works Completed
- Immaculate Presentation Throughout
- Central Village Location
- Cul-de-Sac Setting
- EPC rating D



DESCRIPTION

This impressive, three bedroom family home has been extensively & beautifully upgraded & extended by the current owners, to present a fabulous Turn Key property in the heart of Cottingham, located at the head of a quiet cul-de-sac.

Offering generously proportioned accommodation across two floors, there are three sizeable bedrooms & a modern family bathroom to the first floor, to the ground floor is a large open-plan kitchen diner, leading to a spacious sitting room, there is a laundry room & side lobby which continue to a substantial & luxurious ground floor bathroom.

The large reception room is located at the rear of the property, a full wall of bi-fold glazed doors flood the area with sunlight, providing views across the rear garden & allowing this room & the decked terrace beyond to flow seamlessly together, not forgetting the focal point of the room being the large log burning stove, sat atop a polished Granite hearth and below a stunning mantel of architectural Oak.

The recently installed, high-specification kitchen boasts Kapal base & wall units, a unique Kapal Copper sink with mixer tap over & a full suite of integrated appliances, including a magnificent induction hob with integrated extraction...sleek, stylish, elegant & fully-equipped!

Onto the large & luxurious ground floor bathroom, you are met with Polished Stone tiled walls, a fabulous roll-top & claw bathtub, a vast walk-in shower & high-end Chrome fittings & fixtures. No expense has been spared in creating this exquisite bathroom, comparable to those found in five star hotels!

The large side lobby & laundry room has been recently refurbished, it offers space and plumbing for laundry appliances, additional storage & worksurface area & houses the recently serviced Worcester Bosch gas combi boiler, discreetly within a wall unit.

Up to the first floor & you are greeted by a large central landing area, presenting envogue wall panelling, polished ironmongery & striking Mahogany internal doors, a decor theme which continues through from the entrance hallway below. There is a convenient full-height airing cupboard for laundry storage & a ceiling hatch for access to the loft area.

The Principal bedroom is to the rear of the property, it occupies a corner location which provides dual aspect windows, flooding the room in natural daylight throughout the day. This spacious bedrooms hosts bespoke, mirrored & illuminated wardrobes making for very stylish yet practical storage.

Bedroom No. 2 is a generous double room to the front of the property & adjacent the bathroom, there is a large picture window with views out to the side garden, a bright and spacious bedroom.

Bedroom No. 3 is a generous single bedroom and is to the side of the property, this is another bright and airy room owing to the large picture window to the side elevation.

The stylish family bathroom has been very thoughtfully designed, there is a large walk-in cubicle with a dual-head thermostatic shower & full height wall boarding. A range of wall units house an elegant bowl wash basin with tower mixer tap over, a close-coupled W.C. & a useful range of storage cupboards in high gloss, with a mirrored vanity cupboard above.



Out to the rear of the property & you are presented with a large, South-facing, landscaped garden creating a wonderful space for entertaining family & friends. There are two raised & decked terrace areas, one which wraps around the rear of the building & leads out from the sitting room & the laundry room. The other is to the rear of the garden & leads out from the summer house & covered seating area. There is a generous lawned area which is bordered by a professionally installed Childrens playground area & further gravelling leads up the side of the property to the front gate providing access to the driveway & front garden beyond.

A large Summer House is located in the South East corner of the garden, this fabulous addition to the property benefits from power & lighting, it is fully double-glazed and fully insulated ensuring it can be comfortably enjoyed all year round. Full height windows, double French doors and glazed bi-fold doors open up to the raised & decked terrace beyond. This glazing arrangement allows you to open this wonderful room out to the garden in the Summer months but also provide light and a feeling of space when closed up in Winter months. There is a range of stylish wall and base units with a worksurface atop, this could be a home office, Cinema room or a garden room for the full family to enjoy.

The property is in an elevated position at the head of a cul-de-sac, occupying a huge corner plot with a private driveway, providing ample off-road parking, a garage & an expansive South-facing private garden. Viewing is essential to fully appreciate the scale of this family home & grounds.




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PARTICULARS OF SALE

Entrance Lobby

0.45m x 1.71m (1'6" x 5'7")

A glazed storm porch to the front of the property, accessed by a sliding door, with a tiled floor and providing a cloak and boot storage area, leading into the main hallway.

Hallway

5.08m x 1.9m (16'8" x 6'2")

A spacious hallway laid to Oak flooring & half panelling to the walls, there are internal doors to the ground floor accommodation, a carpeted flight of stairs lead to the first floor central landing, there is an understairs storage area & a central heating radiator.

Sitting Room

5.63m x 3.34m (18'6" x 11'0")

A generous reception room located to the rear of the property, there is a feature panelled wall, a tower radiator, it is laid to carpet with a focal point log burning stove. The room is open-plan to the kitchen diner and opens to the garden through a wall of bi-fold glazed doors,

Kitchen Diner

5.39m x 3.61m (17'8" x 11'10")

Laid to wood-effect laminate flooring and with dual aspect windows to the front & side elevations. Featuring a range of designer wall & base units, hosting several high specification appliances, there is a tower central heating radiator within the large dining area & doors lead to the hallway & laundry room.

Laundry Room

2.55m x 1.71m (8'5" x 5'7")

Wood-effect laminate flooring continues from the adjacent kitchen and through to the adjoining bathroom. Wall and base units provide additional storage, housing for the gas boiler & space for laundry equipment, with worksurface over. There are spot downlights, there is a window to the side elevation & a half-glazed door out to the rear decked terrace.

Ground Floor Bathroom

2.45m x 2.45m (8'0" x 8'0")

Fully tiled in polished stone and offering a four piece suite, comprising of a roll-top claw-foot bathtub, a large walk-in shower area with twin-head thermostatic shower, a close-coupled W.C & oversized wash basin, all set within a storage unit with an illuminated vanity mirror over. There are spot downlights, extraction, a large Chrome towel radiator & a window to the side elevation.

Garage

2.66m x 2.79m (8'8" x 9'2")

Providing storage for gardening & leisure equipment, all services & meters for the property are housed within this area, access is via a powered roller door.

Bedroom No. 1

4.8m x 3.36m (15'8" x 11'0")

A large double bedroom located to the rear of the property and with dual aspect windows to the South & West. There are recessed, mirrored wardrobes with lighting, the room is laid to carpet & there is a central heating radiator



Bedroom No. 2

3.44m x 3.19m (11'4" x 10'6")

A generous double bedroom located to the front of the property with a window to the side elevation, the room is laid to carpet & there is a central heating radiator.

Bedroom No. 3

3.61m x 2.23m (11'10" x 7'4")

A spacious single bedroom located to the side of the property, the room is laid to carpet & there is a central heating radiator.

Family Bathroom

2.15m x 2.07m (7'1" x 6'10")

Located to the front of the property, there is a three-piece suite comprising of a large walk-in cubicle with a dual-head shower, a full-height wall cabinet houses a bowl-style wash basin, a close-coupled W.C & a range of storage cupboards. There is wall boarding & a large Chrome towel radiator.

Summer House

5.84m x 2.63m (19'2" x 8'7")

Fitted with mains power & lighting & fully double glazed with bi-fold glazed doors, double French doors & full-height windows. This building is fully insulated, fitted with a range of base & wall units & laid to wood-effect laminate flooring.

Outside

To the front is a paved & gravelled area providing off-road parking for three vehicles, access to the property via main entrance door & to the garage via the powered roller shutter door. There is a gate to the front right hand side of the property which provides pedestrian access to the rear garden. To the rear of the property is a large, private, South-facing garden laid to lawn & arranged with several raised seating areas & a childrens' climbing & play area.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

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.

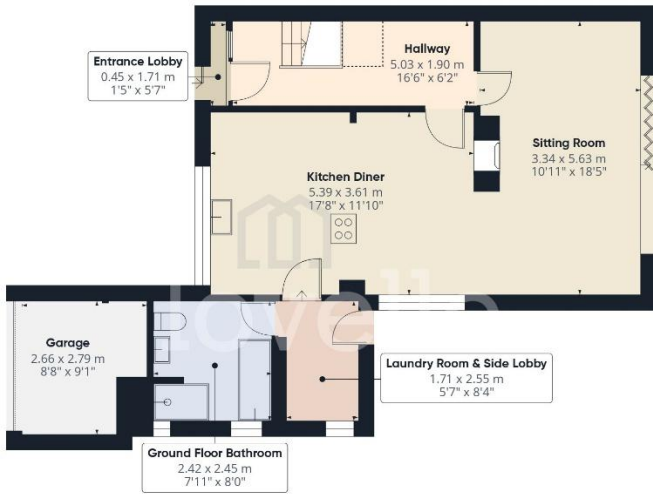
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

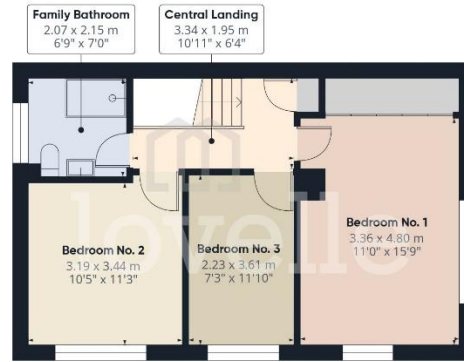


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

130.9 m²
1409 ft²

Reduced headroom

0.8 m²
8 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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MAP

