



Morris Croft, Cottingham, East Riding of Yorkshire

Guide Price £420,000





KEY FEATURES

- Detached Property
- Four Double Bedrooms
- Immaculate Presentation
- Study & Separate Home Office
- Large Kitchen/ Living / Dining Room
- No Chain
- Private Garden with Covered Seating Area
- All Furniture Negotiable
- Off-Road Parking
- NHBC Warranty
- EPC rating B



DESCRIPTION

We are very excited to bring to the market this impressive detached family home, built by "Barratt Homes" in 2023 this property retains the remaining 7 years of NHBC construction warranty.

This stylish home is tastefully appointed throughout offering versatile accommodation including; four double bedrooms with the principal bedroom benefitting from an ensuite bathroom, a first-floor study, a family bathroom, boarded loft storage, a large open-plan kitchen diner, sizeable laundry room, a convenient ground floor W.C, a cloaks store, a generous sitting room, an integral store & a second home office.

The stylish hallway invites you into the property through a high-security composite front door, onto a luxury vinyl tiled floor which continues through the whole of the ground floor accommodation. The decor is striking, on-trend and is elegantly simple!

You firstly come to the family sitting room on the left of the hallway, benefitting from bespoke wooden blinds to the front for privacy and acoustic panelling to the wall to make a perfect place for the whole family to relax together.

The Ground Floor W.C is directly off the hallway, comprising of a close-coupled W.C, a pedestal wash basin, extraction & the luxury vinyl tiled floor continues through to this room. Adjacent to the W.C is a conveniently located Cloak room and further along the hall is a large understairs store room, currently housing a condensing tumble dryer & boot storage.

There is a fantastic open-plan Dining Kitchen with seating area & double French doors which lead out to the large private garden. This bright and airy room is the perfect arrangement for cooking with the family or for entertaining friends. The kitchen benefits from integrated appliances including a full-size dishwasher, a larder-style fridge freezer, a fan-assisted oven at high-level, a four ring gas hob with externally vented extraction over. Featuring Silestone splashbacks & a range of wall and base units in Powder Blue, with contrasting Silestone work surfaces atop.

Leading from the kitchen is a conveniently located laundry room providing space for a washing machine, the kitchen units continue into this room, a full-width work surface provides additional work area and a high-security composite door with window which leads to the rear garden. The IDEAL Logic H15 Gas Fired combi boiler is located within the laundry room and has just been serviced.

The property offers a generous private garden, mainly laid to lawn & boasting a covered timber pergola seating area, which catches all day sunshine. To the front of the property is an integral bike shed & store, an additional home office and off-road parking for three vehicles.



Access to the first-floor accommodation is from the large, central, galleried landing area. There are four generous double bedrooms all stylishly decorated and with bespoke window dressings. The principal bedroom benefits from a stylish ensuite bathroom & fitted wardrobes & there is a study to the front of the property with views over the front garden.

There is an elegant family bathroom comprising of a three-piece suite and a Thermostatic shower over the bath.

The large loft is partially boarded for storage and accessed from the central landing via a hatch with a telescopic ladder. All furniture and the two laundry appliances are negotiable for purchase with the property.

Viewing is highly recommended as we are expecting significant interest in this property, this is a fabulous home and is ideal for the family buyer!



PARTICULARS OF SALE

Hallway

5.21m x 1.08m (17'1" x 3'6")

Located in the centre of the property and accessed through a high-security composite door with a window. Laid to luxury vinyl tile flooring and providing access to the sitting room, W.C & Kitchen Diner on the ground floor. There is a carpeted staircase leading up to the first floor accommodation with a storage cupboard underneath & a separate cloak room.

Ground Floor W.C

1.59m x 0.96m (5'2" x 3'1")

Comprising of a close-coupled W.C and pedestal wash basin, with neutral décor a luxury vinyl tiled floor and extraction.

Sitting Room

5.22m x 2.98m (17'1" x 9'10")

A large reception room, there is a South-facing window to the front of the property with bespoke wooden blinds, the room is laid to LVT and there is acoustic panelling to one wall.

Cloaks

0.66m x 0.95m (2'2" x 3'1")

A conveniently placed cloak store adjacent the W.C.

Understairs Store

1.32m x 0.79m (4'4" x 2'7")

A spacious storage cupboard with power, currently housing a condensing tumble dryer.

Living / Dining & Kitchen

8.09m x 3.83m (26'6" x 12'7")

A large recreational room spanning the width of the house, laid to luxury vinyl tiles as a continuation from the hallway. Bright, airy and inviting, with French Doors & dual-aspect windows to the rear garden, both with bespoke wooden blinds. The kitchen is well-equipped with several integrated appliances, neutral in finish & colour scheme & with Silestone worksurfaces & under-cupboard lighting.

Laundry Room

2.51m x 1.64m (8'2" x 5'5")

Styled in the same finish as the Kitchen Diner, providing convenient accommodation for laundry equipment and additional appliances. A high security composite door provides access to the rear garden.

Home Office

2.71m x 1.64m (8'11" x 5'5")

Following a conversion of the integral garage, this 2nd home office provides an additional home workspace. Industrial in finish, it offers the opportunity to be developed further.

Bike Shed & Store

2.75m x 2.56m (9'0" x 8'5")

The remaining section of the integral garage, offering a well-proportioned internal storage area, currently in use as a bike store.

Central Landing

3.21m x 1.12m (10'6" x 3'8")

A spacious galleried central landing area, providing access to the four double bedrooms, family bathroom, study, laundry storage cupboard and hatch to loft storage area.

Bedroom No. 1

3.62m x 2.61m (11'11" x 8'7")

The principal bedroom is a large double room with a window to the rear of the property, a neutral colour scheme, vibrant window dressing, fitted wardrobes and an ensuite bathroom.

Ensuite Bathroom

1.41m x 2.21m (4'7" x 7'4")

Serving the principal bedroom, comprising of a close-coupled W.C, a pedestal wash basin & a large walk-in shower cubicle with a Mira thermostatic shower valve, extraction, shaver socket & stone-effect tiling.

Bedroom No. 2

4.04m x 3.11m (13'4" x 10'2")

Located to the front of the property this generous double bedroom offers built-in wardrobes, is laid to carpet & has a bespoke Roman blind window dressing.

Bedroom No. 3

4.31m x 2.51m (14'1" x 8'2")

Also located to the front of the property this generous double bedroom offers a window in the eaves as a dormer, is laid to carpet & has a bespoke Roman blind window dressing.

Bedroom No. 4

3.22m x 2.68m (10'7" x 8'10")

A comfortable double bedroom to the rear of the property with views across the garden, neutral décor & a custom Roman blind provides a calming environment.

Family Bathroom

2.58m x 2.02m (8'6" x 6'7")

Laid to LVT & offering a three piece, modern bathroom suite comprising of a large pedestal wash basin, a close-coupled W.C, panelled bath with thermostatic shower over & a glass shower screen. There is half-tiling to the walls & full tiling in the shower area in a natural stone -effect. There is a window to the rear elevation, Chrome finishes & fittings & extraction

Study

2.36m x 2.07m (7'8" x 6'10")

A fantastic addition to an already well-appointment family home, this first floor study is the perfect room for those who work from home or for the gamers out there!

Rear Garden

Mainly laid to lawn this large private rear garden is accessed by a walkway from the front of the property, secured by high fencing and a locked gate to the perimeter. There is a covered seating area to the rear corner which attracts all-day sunshine & a patio area is accessed directly from the rear double French doors. A French drain is installed around the rear of the property.

Front Garden

Laid to black paving & gravel, providing private parking for three vehicles, there is AICO drainage to the front of the property & there is a covered storm porch

TENURE

The tenure of this property is Freehold.

Site Fees

Payable annually in May for the maintenance of communal grounds, charged at £124.40 and currently paid up to May 2027.

LOCAL AUTHORITY

Council tax band: E

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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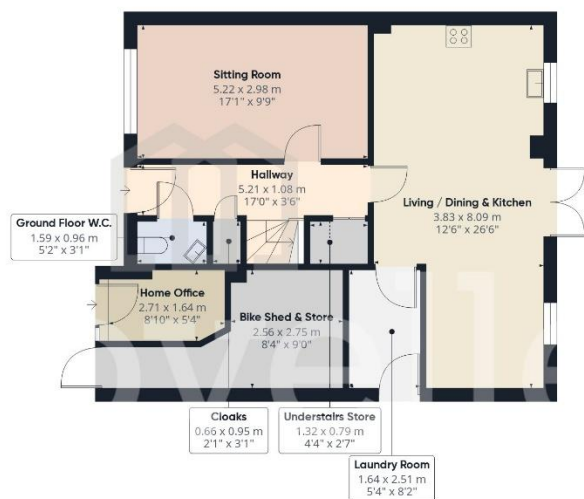
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A&C Homes Limited T/A Lovelle Estate Agency

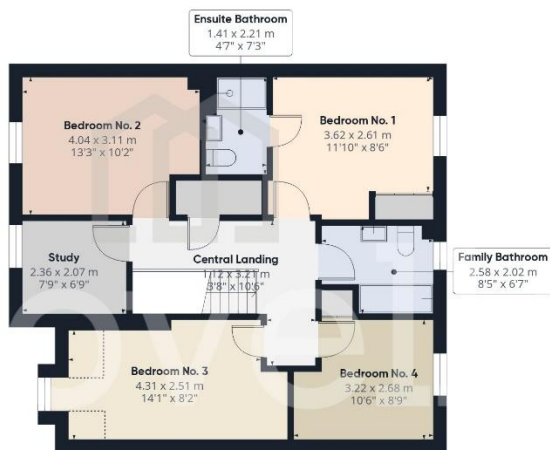


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

138.6 m²

1490 ft²

Reduced headroom

1.6 m²

17 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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