



## Kingtree Avenue Cottingham, HU16 4DR

- Three Bedroom Semi-Detached Home
- Open Plan Living
- Large Driveway for Multiple Vehicles
- Array of Shops, Cafes and Restaurants Closeby
- Good Transport Links
- Fantastic Central Village Location
- Stunning Kitchen with Integrated Appliances
- Gorgeous Summerhouse / Office Space
- Great Schools Nearby
- Viewing Is Absolutely Essential

Asking price £340,000



Located on the lovely Kingtree Avenue, in a quiet and peaceful cul-de-sac, this home is positioned in the heart of Cottingham, one of East Yorkshires most sought after villages.

This wonderful home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The presence of two bathrooms adds to the convenience, making morning routines and family life much easier.

The ground floor offers a light-filled entrance hall, welcoming lounge, relaxing dining area and sleek kitchen, all flowing through the open plan layout. With a magnificent bathroom and utility room accessed via the kitchen. Upstairs, you'll find three comfortable bedrooms, a well-appointed shower room, storage cupboard and loft hatch access. Outside, a generous rear garden provides plenty of space for children to play or for summer barbecues. There is a decked area providing seating and a space for a hot tub, along with a fantastic garden room / summer house.

Often described as one of the largest villages in England, Cottingham has a mix of historic charm and modern convenience. There is a selection of shops, cafes, pubs and restaurants, along with a local Aldi and Co-Op. There is also multiple parks, peaceful walking spots, a nearby golf course and a weekly market on a Thursday, adding to the traditional village atmosphere. This home is ideal for families, professionals, or anyone seeking a convenient yet tranquil lifestyle, looking to settle in a friendly community with a rich history.

Local schools include Hallgate Primary, Westfield Primary and Bacon Garth Primary. Cottingham High School is the providing Secondary School.

Cottingham is five miles from Hull and six miles from Beverley, boasting excellent transport links by road, rail, and bus.

This is a truly lovely home, in a wonderful location, ready to move straight into - early viewing is highly recommended!



### Entrance Hall

The hallway welcomes you into the home with a dark wood floor and contrasting wall panelling painted in a deep green shade. It is wide and well-lit, with stairs rising to the first floor and doors leading off to the main living spaces, creating a warm and inviting entrance.

### Lounge

18'3" x 10'3"

This welcoming lounge offers a comfortable space for relaxing and entertaining. It features a contemporary log burner set against a feature wall, creating a cosy focal point. The room benefits from natural light through the wonderful bi-folding doors and opens directly into the adjacent dining area, enhancing the sense of space and flow.

### Dining Area

11'9" x 8'0"

Open-plan to the lounge, the dining area provides a natural space for family meals and gatherings. Positioned beside the kitchen, it enjoys convenient access and is brightened by a window that looks out onto the garden, making it a pleasant spot for dining.

### Kitchen

11'6" x 8'11"

The modern kitchen features sleek, dark navy cabinetry with integrated appliances, including a double oven and an induction hob. Ample work surfaces and storage are complemented by the large window that overlooks the driveway and front of the property, flooding the room with natural light. The space combines style and practicality, with a natural flow to the dining area.

### Utility Room

7'11" x 5'3"

A practical utility room provides space for laundry appliances with fitted units and a stylish sink. It benefits from natural light through a window and a door leading out to the rear garden, making it a convenient and efficient space for household chores.

### Bathroom

7'9" x 7'10"

The bathroom is stylish and contemporary with a freestanding clawfoot bath as a statement feature. A modern vanity unit with storage, a WC, and a walk-in shower complete the space. Neutral tones and gorgeous tiled walls give it a clean and fresh feel.

### Bedroom 1

15'11" x 10'7"

The main bedroom is a generously sized room with two windows overlooking the garden, allowing plenty of natural light. It offers ample space for a large bed and includes a built-in wardrobe with dark sliding doors, blending functionality with contemporary style.

### Bedroom 2

10'11" x 9'11"

This bedroom is bright and spacious, benefitting from a large window and a neutral colour scheme that enhances the natural light and creates a peaceful atmosphere.

### Bedroom 3

11'8" x 7'1"

This good sized bedroom offers a peaceful space ideal for a child or home office. It has ample natural light from a window and neutral tones to suit a variety of decor styles.

### Shower Room

6'7" x 6'4"

The shower room is a compact and modern space featuring a walk-in shower with glass screen, a vanity unit with basin and WC, and a heated towel rail. It is finished in neutral tones with practical tiled flooring.

### Garden Room

19'1" x 8'6"

The garden room offers a versatile space, which could be used for relaxing, as a bar, as a home office or as a home gym area. It benefits from plenty of natural light through large windows, bi-fold doors and French doors to the side, that open onto the garden, creating a bright and airy atmosphere that connects well with the outside space.

### Rear Garden

The rear garden is a well-maintained outdoor space, offering a mix of lawn and decking. It is enclosed for privacy and features mature hedging, a children's play area and a garden room at the far end, perfect for relaxing or entertaining in the warmer months. There is also access to the front of the property via the side gate.

### External

The property features off-street parking to the front with a gravel driveway and a garage with a roller door to the side, providing ample space for vehicles and storage.

### Additional Information

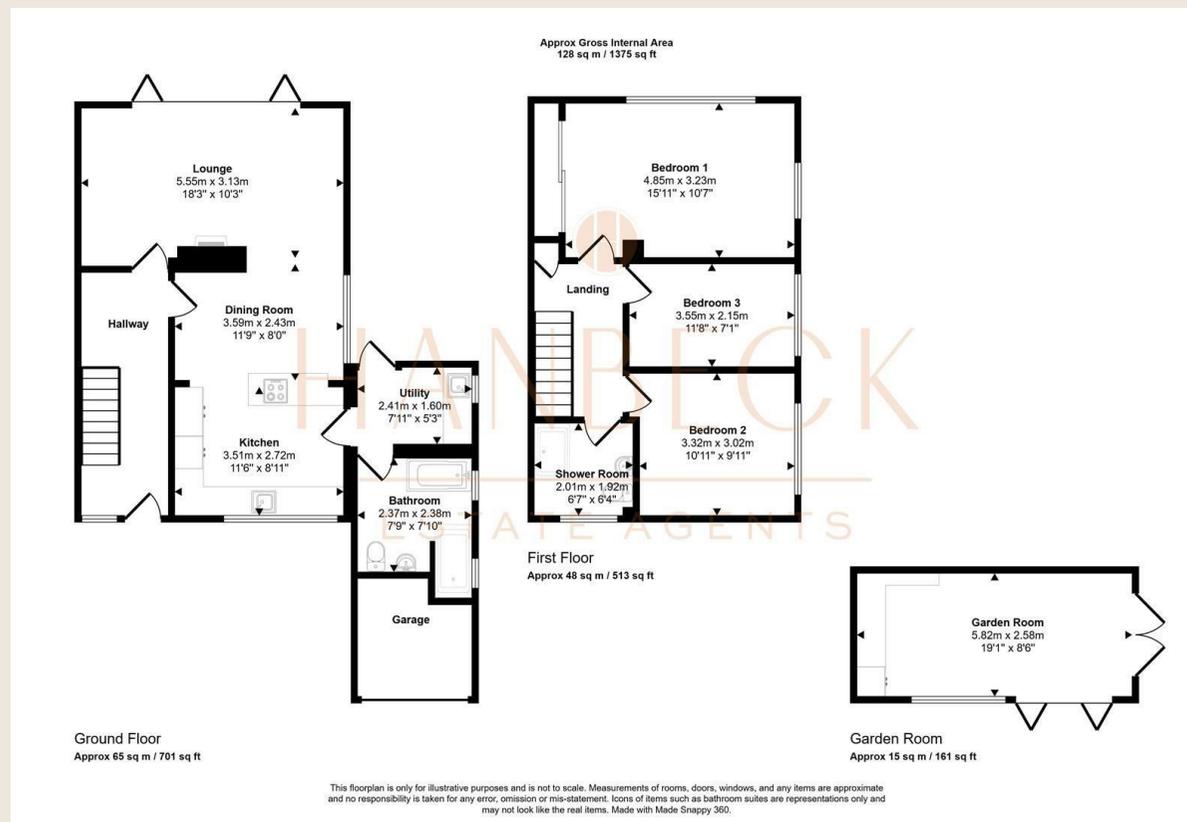
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



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



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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.