



Spencer Way, Cottingham, East Riding of Yorkshire
£385,000





KEY FEATURES

- Substantial Detached Property
- Private Cul-De-Sac Location
- Manicured South Facing Garden
- Central Cottingham Location
- Spacious Reception Rooms
- Contemporary Fitted Kitchen & Utility
- Four Double Bedrooms - All With Fitted Furniture
- Ensuite Bathroom
- Double Garage & Parking For Multiple Vehicles
- Ground Floor W.C.
- EPC rating C



DESCRIPTION

A rare opportunity to acquire a substantial, modern detached property in a desirable central Cottingham location.

Located in private cul-de-sac location off Queens Drive, this property is one of two constructed in 1991. Offering deceptively spacious accommodation throughout & enjoying a private South facing garden, ample parking & a double garage.

Internally, the ground floor accommodation boasts a generously proportioned Sitting room to the rear of the property, with patio doors leading into a large conservatory. There is a spacious dining room to the front of the property with a bay window, a ground floor W.C. & a study which is fitted with an extensive range of fitted furniture, with careful consideration given over to space for office equipment & working desk space for two people.

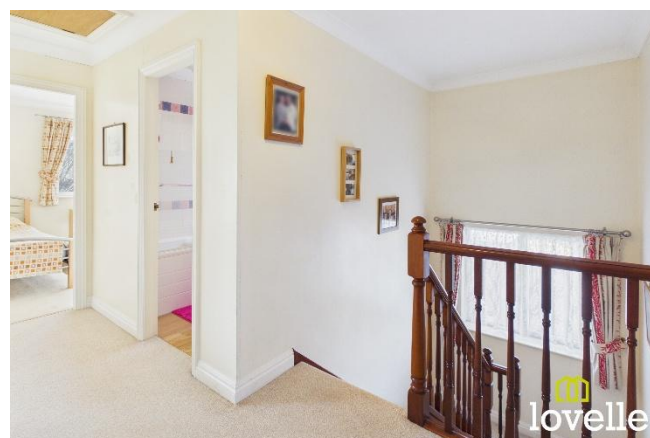
The dining kitchen is located to the rear of the property & boasts an extensive range of fitted units in a white high-gloss finish with red quartz worksurfaces. It benefits from integrated appliances including an eye-level double oven & microwave, a full-size dish washer & a five-ring gas hob with externally-vented extraction over.

The Laundry room is accessed directly from the kitchen & offers a continuation of the kitchen units, space has been provided for a fridge freezer, a washing machine & a tumble dryer.

To the first floor there are four generously-sized double bedrooms all boasting fitted wardrobes, the principal suite benefits from a spacious ensuite bathroom & the family bathroom is also generously proportioned, both bathrooms are fitted with three-piece suites & have fully tiled walls.

Externally the property boasts a wonderfully private, South-facing garden to the rear, mainly laid to lawn & with mature planting. To the front of the property is a substantial block-paved driveway with double garaging, fitted with power, lighting & a powered vehicle door.

A superb opportunity to purchase a family home in a highly desirable location!





PARTICULARS OF SALE

Entrance Hallway

5.35m x 1.66m (17'7" x 5'5")

Entrance to the property is via a wooden entrance door. The entrance hall has stairs to the first floor accommodation with storage cupboard beneath and provides access to the WC, study, dining room, lounge and kitchen.

Ground Floor W.C

1.8m x 0.9m (5'11" x 3'0")

Fitted with a close-coupled toilet and pedestal wash basin. Fully tiled walls, uPVC window to the front elevation and heated towel rail.

Study

Fitted with an extensive range of office furniture including cupboards, drawers and desk space comfortable for seating two people. uPVC windows to the front and side elevations and central heating radiator.

Dining Room

2.75m x 2.03m (9'0" x 6'8")

With uPVC bay window to the front elevation, coving to the ceiling, dado rail and central heating radiator.

Sitting Room

5.65m x 4.32m (18'6" x 14'2")

A generously proportioned lounge with feature marble fireplace having inset electric fire, sliding patio doors to the rear elevation opening to the conservatory, coving to the ceiling, dado rail, uPVC window to the side elevation and two central heating radiators.

Dining Kitchen

3.04m x 3.81m (10'0" x 12'6")

The kitchen is fitted with a range of wall and base units in gloss white, with contrasting red quartz worktops and brick effect tiled splashback in white. Integrated appliances including an eye level double oven, eye level microwave, five ring gas hob with extractor above, dishwasher and a one and a half bowl stainless steel sink and drainer. uPVC window to the rear elevation, coving to the ceiling and central heating radiator.

Laundry Room

1.77m x 2.68m (5'10" x 8'10")

A continuation of the white gloss units and red quartz worktop, the utility has fitted wall and base units with stainless steel sink and drainer, space for a washing machine, dryer and fridge freezer. Composite door leading to the side elevation and central heating radiator. Wall mounted boiler.

Bedroom No. 1

3.54m x 3.79m (11'7" x 12'5")

A spacious double bedroom with an extensive bank of fitted wardrobes, storage cupboard, uPVC window to the rear elevation and central heating radiator.

Ensuite Bathroom

2.06m x 2.65m (6'10" x 8'8")

Fitted with a three piece suite comprising shower cubicle and fitted vanity units housing a concealed cistern WC and a semi-recessed wash hand basin. Fully tiled walls, uPVC window to the side elevation and central heating radiator.

Bedroom No. 2

3.21m x 3.63m (10'6" x 11'11")

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the front elevation, coving to the ceiling and central heating radiator.



Bedroom No. 3

2.75m x 3.9m (9'0" x 12'10")

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the front elevation, coving to the ceiling and central heating radiator.

Bedroom No. 4

2.75m x 3.22m (9'0" x 10'7")

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the rear elevation, coving to the ceiling and central heating radiator.

Family Bathroom

2.05m x 2.71m (6'8" x 8'11")

Fitted with a three-piece suite comprising bath with shower over and fitted vanity units housing a concealed cistern WC and a semi-recessed wash hand basin. Fully tiled walls, uPVC window to the side elevation and central heating radiator.

Frontage

Spacious block paved frontage providing parking for a number of vehicles, leading to the property and the garage. There is gated access leading to the side of the property and rear garden.

Double Garage

With electric up and over vehicle door, power and lighting.

Rear Garden

Enjoying a private South facing position, the rear garden offers a paved patio area and generous lawned area with planted borders.

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.lovellerestateagency.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		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
156.8 m²
1685 ft²

(1) Excluding balconies and terraces

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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