



Badgers Wood, Cottingham, East Riding of Yorkshire
Offers In Excess Of £325,000





KEY FEATURES

- Detached Property
- Countryside Views
- Large Kitchen Diner
- Four Bedrooms
- Ensuite Bathroom
- Large Sunroom
- Study
- Spacious Private Garden
- Cul-de-sac Location
- Ground Floor W.C
- EPC rating D



DESCRIPTION

Badgers Wood is the setting for this superb, modern detached family home. Close to local amenities, several highly regarded Schools, the Kings Playing Fields, a children's play park & Cottingham Parks Country Club, this is an ideal property for the growing family.

This fabulous family home offers well proportioned living accommodation, arranged over two floors & including a welcoming hallway, a spacious sitting room with double glazed doors into an adjoining study all leading to a large Sunroom with double French doors opening out to the spacious, private rear garden.

At the heart of this family home is the expansive kitchen diner, with a ground floor W.C leading off. There is a vast range of base & wall units in country cream with Walnut-effect worksurfaces over, under cupboard lighting & spot down-lights create a bright & airy room with several integrated appliances providing modern convenience.

Leading from the kitchen & allowing the ground floor accommodation to seamlessly flow around the property is the large sunroom, beautifully bright & open, this versatile room is the perfect for entertaining family & friends on a big scale.

To the first floor is a bright & airy central galleried landing, providing access to the modern family bathroom & four good sized bedrooms.

The principal bedroom boasts fitted wardrobes & an ensuite bathroom. Bedroom No. 2 benefits from dual-aspect windows & offers fabulous countryside views. Bedrooms No. 3 is a further double room to the rear of the property & again features fitted wardrobes, with Bedroom No. 4 being a generous single room. All of the bedrooms are spacious, bright & airy. The family bathroom is bright & stylish, with a pastel colour pallet & natural stone tiling the three piece suite is modern & elegant & is complimented by the decor, perfectly.

Outside & to the rear of the property is a sizeable, low maintenance garden with a patio area directly off the Sunroom. There is an attractive gravelled seating area to the rear corner of the garden which captures the all-day sunshine & the patio leads around the East side of the property & up to the front driveway, secured by a timber gate. A gravelled path encircles the Sunroom & also leads up to the front of the property along the west side. The remainder of the garden is laid to lawn, bordered with mature hedging for privacy & timber garden shed provides additional outdoor storage.

Outside & to the front of the property is a large & elegantly landscaped garden, mainly laid to a rumbled-stone driveway proving parking for several vehicles & benefiting from and EV charging point. There are two lawned areas bordering the driveway, to the West features a collection of mature shrubbery & to the East is configured as a childrens' play area. Look over the hedge which borders the front garden & you are met with wonderful countryside views, rounding-up this property's' offering of style, space & an idyllic location!





PARTICULARS OF SALE

Entrance Hallway

2.69m x 1.19m (8'10" x 3'11")

Laid to Oak flooring, this bright & welcoming hallway provides access to the kitchen diner & sitting room. With a window to the front elevation this hallway is flooded in natural daylight.

Sitting Room

4.8m x 4.15m (15'8" x 13'7")

With dual-aspect windows, one being a large walk-in bay window to the front elevation. There is a stunning feature fireplace with a cast iron insert, housing a living-flame gas fire, a beautiful focal point for this spacious reception room.

Study

2.83m x 2.49m (9'4" x 8'2")

A conveniently located home office, laid to natural Oak flooring & with a pastel colour pallet. Double glazed doors lead to the sitting at the front & an open archway leads through to the Sunroom at the rear of the property.

Sunroom

3.73m x 5.51m (12'2" x 18'1")

Laid to Oak flooring, this large sunroom is double glazed with a uPVC frame, multiple windows provide a view across the rear garden & double French doors lead out to the rear patio. There is an open archway to the Study & the Kitchen Diner.

Kitchen

5.21m x 2.81m (17'1" x 9'2")

Laid to Oak flooring & offering a range of Country Cream wall & base units with Walnut-effect worksurfaces. Fitted with a range of integrated appliances, non-directional lighting

Diner

5.45m x 2.47m (17'11" x 8'1")

A bright dual-aspect room flooded with daylight. Natural Oak flooring flows from kitchen & the wall & base units continue, providing excellent storage & worksurface area. There is a fully-glazed door to the side elevation with countryside views & access to the ground floor W.C

Ground Floor W.C.

1.2m x 1.5m (3'11" x 4'11")

Finished in pastel blue décor with Oak flooring, there is a modern, two-piece suite of a close-coupled toilet & a large wash basin set within a vanity cupboard. There is a window to the rear elevation, a Chrome towel radiator & extraction.

Central Landing

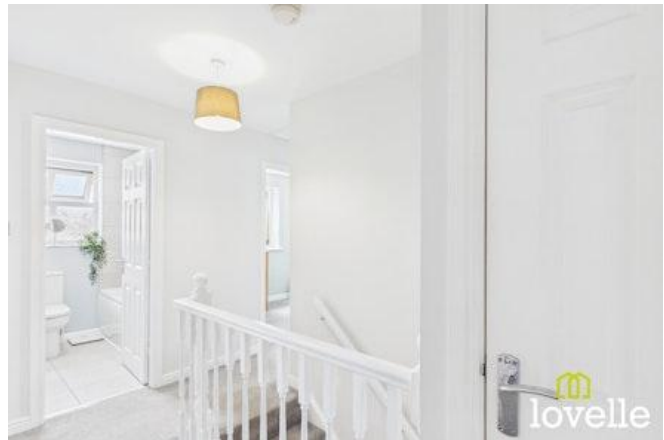
3.08m x 1.82m (10'1" x 6'0")

A spacious galleried central landing, laid to carpet & providing access to the 1st floor accommodation, loft storage area & a full-height laundry cupboard for linen storage.

Bedroom No. 1

3.04m x 3.48m (10'0" x 11'5")

Located to the front of the property & benefitting from a range of fitted bedroom furniture. Laid to carpet & with neutral décor, this bedroom boasts a spacious ensuite bathroom.



Ensuite Bathroom

1.77m x 1.65m (5'10" x 5'5")

Perfectly appointed with a three-piece suite, comprising of a corner cubicle with Thermostatic shower, a decorative bowl sink atop a corner cupboard, a close-coupled W.C, Chrome towel radiator & a mirrored vanity cupboard. Tiled to the splash areas & floor.

Bedroom No. 2

4.3m x 2.7m (14'1" x 8'11")

A bright & spacious, dual aspect room offering fabulous rural views. Laid to carpet & with neutral décor.

Bedroom No. 3

3.45m x 2.83m (11'4" x 9'4")

To the rear of the property, a further spacious double offering a range of fitted bedroom furniture. With a neutral colour pallet & laid to carpet.

Bedroom No. 4

2.68m x 2.65m (8'10" x 8'8")

To the rear of the property, this is a generous single bedroom with a large picture window offering views over the rear garden. Laid to carpet, with pastel décor & a fitted wardrobe.

TENURE

The tenure of this property is Freehold.

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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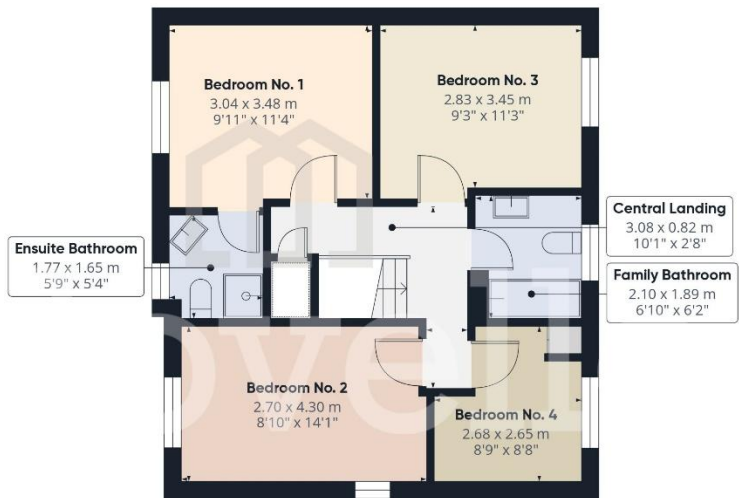


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
130.2 m²
1400 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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