



Kingtree Avenue, Cottingham, East Riding of Yorkshire

Offers in excess of £325,000





## KEY FEATURES

- Turn-Key Property
- High-Spec Renovation
- Laundry Room
- Ground Floor W.C
- Driveway & Garage
- Village Centre Location
- Significantly Extended
- Vacant Possession
- Integrated Appliances
- Immaculately Presented
- EPC rating: C



## DESCRIPTION

Benefitting from an extensive and well-planned renovations and significant extension works, this immaculately presented family home in the heart of Cottingham is a true turn-key property! With no onward chain this is the opportunity to move in, unpack and enjoy your new home immediately.

The headline renovation works include:

- A full new central heating and hot water system, with a three-year service package;
- A full electrical re-wire with new sockets, switchgear and electrical consumer unit;
- A newly-installed and fabulously-stylish bathroom, fully tiled and with a heated and illuminated vanity mirror and huge walk-in shower;
- A wonderfully extended and fantastically equipped kitchen dining room with all manner of AEG integrated appliances;
- A full programme of replastering throughout;
- Herringbone LVT Flooring & new carpeting throughout;
- A freshly gravelled driveway and newly decked terrace area to the rear garden.

To the ground floor is a bright and welcoming reception hallway, laid to herringbone Beech LVT flooring and boasting the restored 1930s' staircase. This is a generous hallway with understairs storage and beautiful Beech internal doors, leading to the Sitting Room and Dining Kitchen.

The sitting room is flooded with natural daylight from the bay window to the front of the property, the Oak beam and alcove sit ready for a log burning stove to be installed, to act as a focal point of the room.

To the rear of the ground floor is an open plan kitchen diner with double French doors opening onto a decked area, allowing indoor / outdoor living and entertaining.

The kitchen features a range of base units and larder units in high-gloss Dove Grey with Silestone Quartz worksurfaces and upstands in the same stone form stylish splashbacks. There are several AEG high-spec, integrated appliances including an Induction hob, dual high-level ovens both conventional and combination, fridge freezer, dishwasher and wine chiller.

The room is flooded with natural daylight from the French Doors, the picture window and two large VELUX rooflights and benefits from several downlights and pendants. This space is perfect for the whole family to relax, unwind or entertain and as with the sitting room, space has been created within the chimney breast for a log burning stove to act as a focal point of the room with an Oak beam above.

The ground floor also offers a well-equipped laundry room with a secondary sink & drainer, additional base units with worksurface over and a washing machine, a guest W.C. leads from this laundry room and comprises of a close-coupled toilet and pedestal hand basin.



The first-floor features three generous bedrooms and a family bathroom, all access from a bright and spacious central landing area.

The principal bedroom is a large double with a bay window to the front elevation, offering an unbroken view of the Clock Tower of Cottingham Church. Fresh plasterwork, newly laid carpeting and spot downlights under dimmer control create a warm and welcoming environment. The second double bedroom has a large window to the rear elevation offering views over the enclosed private garden and a full range of built in, sliding wardrobes. The third bedroom is a large single bedroom, also fully renovated and has a window to the front elevation.

The three bedrooms are served by a stylish family bathroom featuring a three-piece suite, comprising of a large walk-in shower cubicle with a twin-head thermostatic shower, a close-coupled W.C and large wash basin set within an elegant vanity unit. The walls are tiled in the main, the floor is also tiled and the style is Travertine ceramic providing warmth with practicality.

The property's exterior features a recently gravelled driveway to the front and side, there is a block-paved hard-standing in front of a garage with power and lighting, all providing off-street parking for several vehicles and there is a small lawned area with borders to the front of the property. To the rear of the property lies an enclosed private garden with a newly decked terrace leading from the kitchen diner onto the lawned area, excellent for entertaining and benefiting from outdoor lighting and power.



## PARTICULARS OF SALE

### Entrance Hallway

3.9m x 1.97m (12'10" x 6'6")

A bright and airy hallway providing access to the sitting room, kitchen diner, under-stairs storage and restored stairs leading to the first floor.

### Sitting Room

4.23m x 3.67m (13'11" x 12'0")

A large reception room to the front elevation, filled with natural light from the bay window. Space has been created for a log burning stove to act as a focal point of the room with an Oak beam above.

### Open Plan Kitchen Diner

6.58m x 4.43m (21'7" x 14'6")

A large kitchen diner featuring French doors leading onto a decked area in the private enclosed garden. The kitchen benefits from several integrated appliances, a range of base and larder units in Dove Grey and complimenting Silestone Quartz worksurfaces and upstands. This room is flooded in natural daylight and offers a mix of spot downlights and stylish pendant lights. Space has been created for a log burning stove to act as a focal point of the room with an Oak beam above.

### Laundry Room

2.14m x 0.88m (7'0" x 2'11")

A convenient addition to the fantastically-appointed kitchen, offering a secondary sink with drainer, base units with worksurface above for additional storage, a washing machine, space for a tumble dryer and the IDEAL combi boiler is located in this room.

### Ground Floor WC

1.81m x 0.72m (5'11" x 2'5")

Featuring a close-coupled W.C, pedestal wash basin, neutral décor and a continuation of the LVT flooring from the laundry room.

### Central Landing area

2.74m x 1.37m (9'0" x 4'6")

A spacious and bright landing area providing access to the first floor rooms and additional loft storage. This landing is drenched in natural daylight from the large, south-facing window.

### Bedroom No. 1

4.4m x 3.62m (14'5" x 11'11")

A large double bedroom filled with natural light from the bay window to the front elevation, fully replastered, redecorated and with new carpeting and spot downlights on dimmer control. There is a fabulous view of Cottingham Church from the bay window!

### Bedroom No. 2

3.33m x 2.97m (10'11" x 9'8")

A further generous double bedroom with a picture window to the rear elevation. Built in slide wardrobes along one full wall provide ample storage.

### Bedroom No. 3

2.46m x 2.06m (8'1" x 6'10")

A spacious single bedroom with a large window to the front elevation. This versatile room could also be used as a dressing room or a home office and offers lovely views across Kingtree Avenue.



### Family Bathroom

1.83m x 2.27m (6'0" x 7'5")

A stylish family bathroom featuring a three piece suite, comprising of large walk-in shower cubicle with dual head showers, a close-coupled W.C and a large wash basin set within a vanity unit. All complimented by a chrome heated towel rail and Travertine-effect contemporary tiling completes this family bathroom.

### Frontage

Freshly laid to a gravel driveway with parking for several vehicles to the front and side of the property, there is a lawned area below the front bay window with borders, behind a timber Pickett fence.

### Rear Garden

An enclosed private garden that offers a newly-decked terrace leading from the kitchen diner and down to a lawned area, there is outdoor lighting and power.

### Single Garage

A single garage having been recently re-roofed and benefitting from new wall cladding and guttering. There is power, lighting and a blocked-paved hard-standing to the front of the double doors.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

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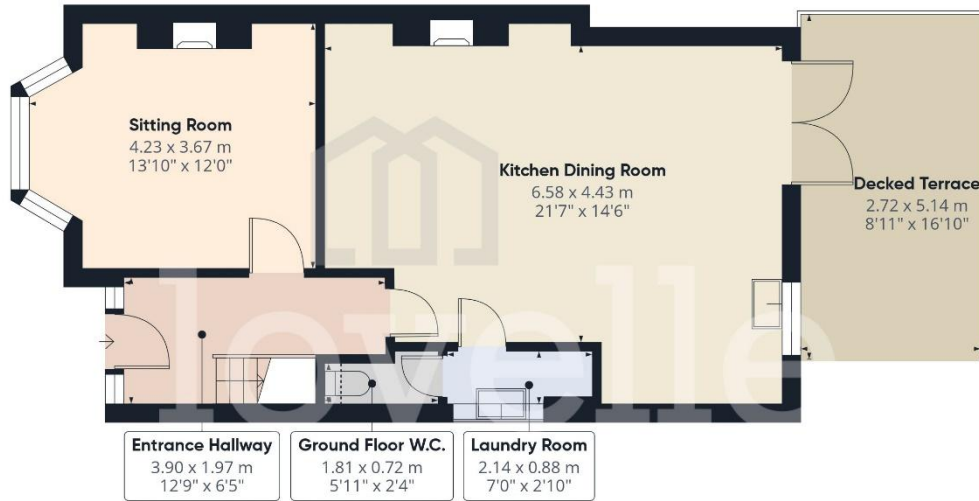
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

96.2 m<sup>2</sup>  
1036 ft<sup>2</sup>

**Balconies and terraces**

13.9 m<sup>2</sup>  
150 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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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