



Dene Road, Cottingham, East Riding of Yorkshire
Asking Price £360,000






lovelle

KEY FEATURES

- Impressive Extended Family Home
- Four Bedrooms
- Principal Bedroom with Ensuite & Dressing Area
- Large Sunroom
- Vast South-Facing Garden
- Laundry Room & Ground Floor W.C
- High Specification Kitchen
- Solar Panel System
- Immaculately Presented
- Close to Schools & Village Centre
- EPC rating A




lovelle




lovelle

t: 01482 846622 e: cottingham@lovelle.co.uk

DESCRIPTION

This impressive four-bedroom, semi-detached home enjoys an elevated position on the desirable Dene Road, located within a few minutes walk of Cottingham Village centre hosting an array of renowned pubs, eateries and a rich and diverse High Street and Market. Sit within generous grounds there is off-road parking to the front of the property for several vehicles, a side driveway leading to a recently built garage with power and lighting and a large, South-facing garden. The living accommodation is very generous and retains many period features.

Ideal for a growing family having been recently extended to provide a laundry room and ground floor W.C to the front and sunroom to the rear, this fabulous family home offers tastefully styled living, recently redecorated throughout and arranged over two floors.

You enter the property to a welcoming hallway with the ground floor W.C, cloaks and laundry room and stair to the first floor, all leading off to the right.

Through to the spacious and bright sitting and dining room, the key features include a log burning stove set within a charming fire surround, period solid Oak Herringbone Parquet flooring, two sets of Mahogany glazed double doors flood the room with natural daylight from the sunroom beyond.

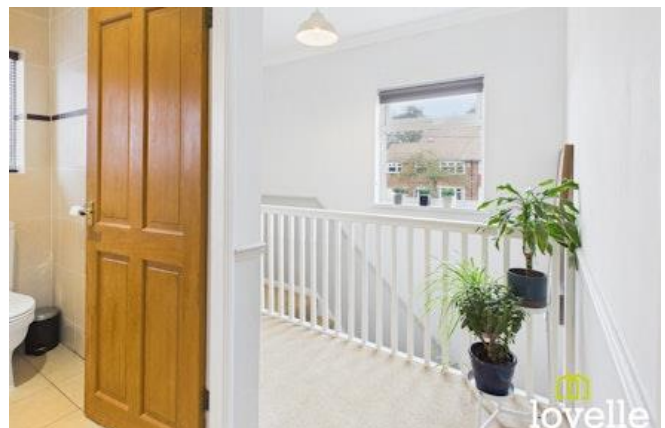
The sunroom spans the full width of the rear of the property and benefits from two sets of glazed doors leading out to the raised decked terrace, enjoying views over the large South-facing Garden garden this is a bright, airy and versatile room.

The fabulously modern kitchen is well equipped for the culinary member of the family, offering a large range of well-planned base and wall cupboards, finished in a striking combination of White high-gloss units and stunning Black Granite worksurfaces atop. There are several integrated appliances including a larder fridge freezer, dishwasher, high-level double fan assisted ovens, four-ring gas hob with glass splash back, stylish and externally-vented extraction and a stainless steel double sink with Chrome Swan neck tap over with integrated "BRITA" water filter.

The first floor galleried landing has a large picture window to the front of the property and is flooded with natural daylight.

From this landing is access to the perfectly appointed family bathroom, elegantly tiled and comprising of a high specification four-piece suite.

There are FOUR sizeable bedrooms, with an arrangement of two double and two single rooms, the principal bedroom with an ensuite bathroom, dressing area with a wide range of fitted wardrobes and a large picture window providing views across the garden.



To the outside and front of the property there is a large, block-paved private driveway providing ample off-road parking for several vehicles. There is a side driveway with additional parking and providing access to the brick-built garage.

The beautiful rear garden offers many different areas to enjoy the fabulous South-facing aspect, there are two separate lawned areas, a raised decked terrace leads from the Sunroom and provides views across the whole garden and to the rear of the garden is a all-weather, fully-netted football pitch for the Children to enjoy.

Thoughtful, varied planting and mature shrubbery fill the borders, there is a garden room to the centre with power and lighting, designed for entertaining with a Mediterranean feel, providing ample space for outdoor seating and dining "al fresco" and with a water feature as a backdrop, the perfect place to just sit and admire the delights of this wonderful outdoor space, enjoying open views beyond.

In addition there is a hard-wired CCTV system supporting several cameras located externally around the property and a seven-panel solar array on the south flank of the roof, the control equipment for both of these system are located in the partially-boarded loft area.

We anticipate significant interest in this fabulous property, early viewing is highly recommended to fully appreciate this wonderful family home!



PARTICULARS OF SALE

Entrance & Hallway

3m x 1.61m (9'10" x 5'4")

A contemporary double front entrance door opens to welcome you into this lovely family home, light and airy with porcelain flooring and feature staircase taking you up to the first floor. Glazed, Oak doors open to...

Laundry Room

2.59m x 1.74m (8'6" x 5'8")

With a picture window to the front of the property and a continuation of the stylish White high-gloss kitchen units and Black Granite worksurfaces. There is a Belfast sink with a Chrome mixer tap over, space is provided for laundry machines and an internal door leading to the kitchen and understairs storage.

Ground Floor W.C

1.67m x 0.95m (5'6" x 3'1")

This exquisitely decorated W.C offers a close-coupled toilet, an Art-Deco inspired wash basin atop a vanity cupboard, stylish fittings and a window to the front of the property.

Living and Dining Room

6.45m x 6.3m (21'2" x 20'8")

A spacious and inviting family room provides ample space for seating and dining. A fabulous feature fireplace inset with a log burning stove and period, solid Oak Parquet flooring set a warm tone to this room. Two sets of double, French doors in glass and Mahogany flood the space with natural daylight from the Sunroom beyond.

Sun Room

5.7m x 2.39m (18'8" x 7'10")

A versatile, spacious and bright room with two sets of glazed doors to the garden and double internal doors to the living room. Offering views over the garden and leading out to the raised terrace.

Kitchen

3.22m x 3.05m (10'7" x 10'0")

Fitted with an excellent range of base and wall units in White high-gloss and with Black Granite worksurfaces. There are worksurface spotlights and stylish plinth lighting, several high-specification integrated appliances make this a very well-equipped kitchen for the most discerning cook!

Galleried Landing

1.97m x 0.96m (6'6" x 3'1")

With a large picture window to the front of the property, this is a bright and spacious galleried landing leading to the central landing area.

Bathroom

2.57m x 2.03m (8'5" x 6'8")

This dual aspect bathroom is flooded with light, stylishly tiled and offering a walk-in shower cubicle with electric power shower, a large free-standing tub bath with shower attachment, a close-coupled W.C, Chrome towel radiator and large pedestal wash basin with mirrored vanity unit above and several spot downlights.

Bedroom No. 1

4.02m x 2.75m (13'2" x 9'0")

A spacious principal bedroom with a South-facing picture window, supported by an ensuite bathroom & dressing area with a large range of stylish fitted wardrobes.



Bedroom No. 2

3.96m x 3.26m (13'0" x 10'8")

Located to the front of the property, this is a generous double bedroom with a double fitted wardrobe.

Bedroom No. 3

2.85m x 2.12m (9'5" x 7'0")

Located to the side of the property, this is a generous single bedroom.

Bedroom No. 4

2.38m x 2.84m (7'10" x 9'4")

Located to the rear of the property, this is a generous single bedroom with a South-facing window providing views across the rear garden.

Loft Area

Partially boarded and offering additional storage, there is shelving, the CCTV control equipment and Solar Panel control equipment are housed within this area, access is provided via a drop-down telescopic ladder.

Outside Front

To the front of the property is a large block-paved area, providing off-road parking for several vehicles and a side driveway leading to a recently-built brick garage, the house sits handsomely in an elevated position on Dene Road.

Outside Rear

A large South-facing garden providing several areas for seating and enjoying the outdoors. There is a decked terrace area with views across the full garden, a centrally-located garden room with lower and lighting, two separate lawned areas, mature planting to several borders and an all-weather football pitch is located to the back of the garden.

TENURE

The tenure of this property is Freehold.

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/>

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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

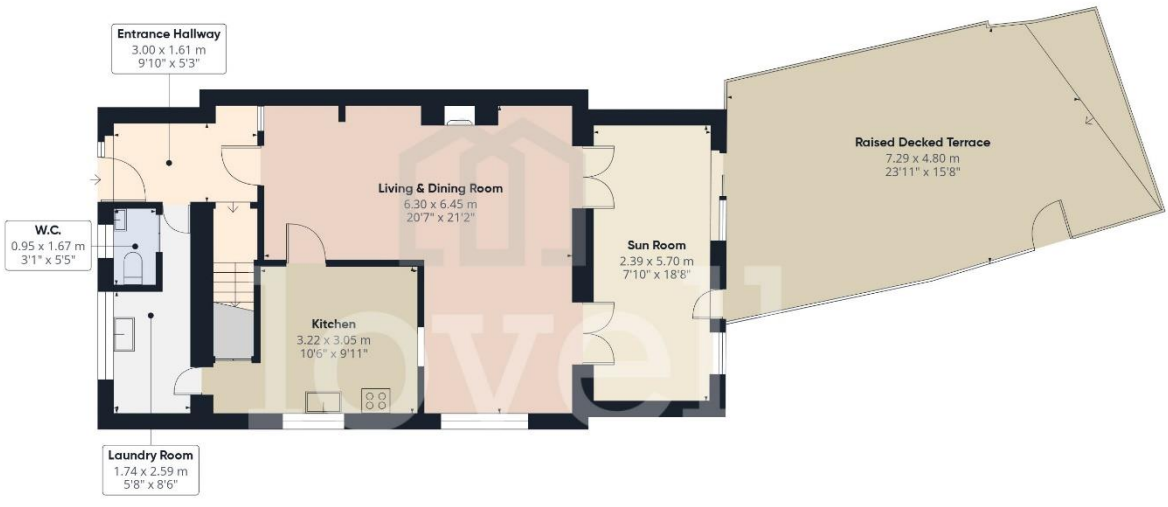
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A	93 A	96 A
81-91	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⁾

125.9 m²
1354 ft²

Balconies and terraces

40.2 m²
433 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.

GIRAFFE360

