



4 Bed Detached House

**£365,000**



## Wheatley Drive, Cottingham, HU16 5LR

A superb detached property which is perfectly placed within a highly desirable and most sought after residential development in Cottingham. The super smart accommodation is arranged to 2 floors and briefly comprises of an entrance cloaks/vestibule which extends through to a pleasant lounge and further through to an impressive well equipped dining kitchen with a modern range of units which are further complimented with integrated appliances and coordinating fixtures and fittings with space for formal or informal dining. French doors to the dining area provide lovely views and access to the rear patio and gardens beyond. Additionally, there is a separate utility room and ground floor cloaks/WC.

To the first floor there are 4 good sized bedrooms, the main bedroom has an en-suite shower room and there is a further family bathroom with a modern white 3-piece suite.

Outside to the rear the garden has a full width patio/seating area is mainly laid to lawn with well stocked borders and beds.

The front garden area has been laid for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

The garage has an automated remote control access, power and light.

Additionally, the property further benefits from a gas central heating system and double glazing throughout.

## Key Features

4 BEDROOM DETACHED PROPERTY

SOUGHT AFTER LOCATION IN  
COTTINGHAM

MODERN FITTED DINING KITCHEN

UTILITY ROOM & GF WC

EN SUITE TO MASTER BEDROOM

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

NO CHAIN INVOLVED

## Location

Cottingham is a highly regarded West Hull village with all amenities much needed for day to day living. There are many independent local traders within the village and market green. There is also a fitness centre, golf park, health centre, library and post office. Cottingham also has it's own local rail station creating access to Hull city centre, the historic market town of Beverley and the coastal resorts. For the growing family there are reputable schools, colleges and academies to choose from. The Civic Hall within the market green plays host to many popular events throughout the year and for those wishing to spend quality time with friends and family, Cottingham has a great choice of busy, vibrant cafe bars and restaurants to choose from.

A great place to live and call home.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to an entrance vestibule.  
Staircase off to the first floor.  
Radiator.  
Laminate flooring.

**Lounge** - 15' 10" x 10' 6" (4.83m x 3.21m) Extremes to extremes.  
Multi paned double glazed window with aspect over the front garden area.  
Built-in cloaks/storage cupboard.  
Radiator.  
Laminate flooring.

**Kitchen** - 17' 4" x 9' 6" (5.29m x 2.92m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area. Double glazed French doors to the dining area providing views and access to the rear patio and garden beyond.  
Range of shaker style base, drawer and wall mounted units with chrome effect handle detail.  
Integrated dishwasher.  
Integrated fridge freezer.  
Matching housing for double oven.  
There is a further work surface to a central island with a 5 burner hob, built-in glass and stainless steel funnel hood extractor fan over.  
A further worksurface houses a 1 & 1/2 bowl single drainer sink unit with a mixer tap over and a matching splash back around.



Space for dining table.  
Radiator.  
Laminate flooring.

**Rear Entrance Lobby/Utility** - Plumbing for automatic washing machine.  
Space for a tumble dryer.  
Concealed gas central heating boiler.  
Double glazed rear entrance door.  
Radiator.  
Laminate flooring.

**GF Cloaks/WC** - White 2 piece suite comprising of a pedestal wash hand basin with a tiled splash back surround and built-in low flush W.C.  
Chrome fittings to the sanitary ware.  
Double glazed window.  
Recessed down lighting.  
Radiator.  
Laminate flooring.

## First Floor

**Landing** - Loft hatch through to the roof void.  
Cupboard housing the gas central heating boiler.  
Radiator.

**Bedroom One & En-suite** - 13' 2" x 10' 8" (4.02m x 3.26m)  
Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.

En-suite has a 3 piece suite which is a separate shower enclosure, wall mounted wash hand basin and built-in low flush W.C. with a contrasting tiled splash back surround.  
Double glazed opaque window.  
Recessed downlighting.  
Extractor fan.  
Radiator.  
Coordinating ceramic tiled flooring.

**Bedroom Two** - 15' 4" x 8' 5" (4.69m x 2.58m) Extremes to extremes.  
Multi paned double glazed window with aspect over the front garden area.  
Radiator.

**Bedroom Three** - 12' 4" x 8' 0" (3.78m x 2.46m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.

**Bedroom Four** - 10' 3" x 7' 11" (3.14m x 2.42m) Extremes to extremes.  
Double glazed window with aspect over the rear garden



area.  
Radiator.

**Bathroom** - 3 piece suite comprising of a panel bath, wall mounted wash hand basin and built-in low flush W.C. with tiled surround. There is a shower over the bath with a fixed shower screen.

Recessed downlighting.

Extractor fan.

Double glazed window.

Radiator.

Coordinating ceramic tiled flooring

## Exterior

**Rear Garden** - Outside to the rear is a block paved patio/seating area.

The garden is mainly laid to lawn with well-stocked borders and beds housing numerous flowers, plants and shrubs.

The garden is also enclosed with a high level brick perimeter wall and timber perimeter and boundary fence.

**Front Garden** - Mainly laid to lawn with a mid-level beech hedge to the boundary and perimeter.

There is a block paved private drive which extends from the rear.

The garage has automated entry/exit up and over door, power and light.

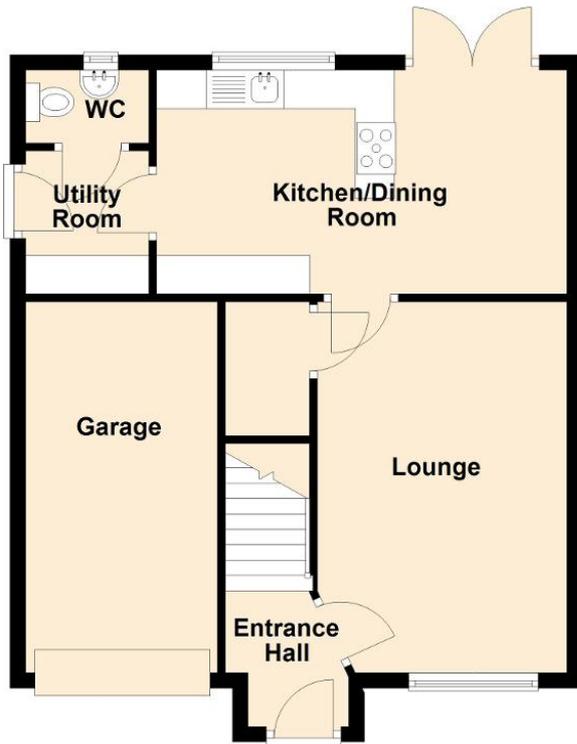
## Council tax band: E

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



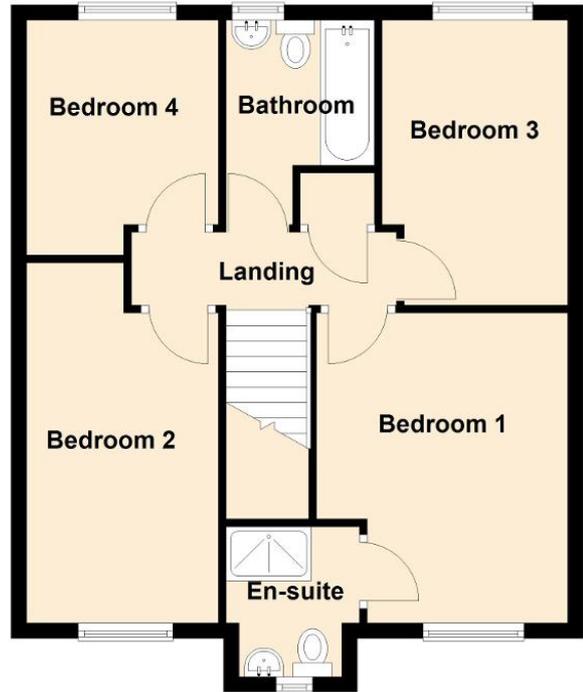
### Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



### First Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



Total area: approx. 111.0 sq. metres (1194.6 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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