



North Moor Lane, Cottingham, HU16 4JL

£649,950

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# North Moor Lane

Cottingham, HU16 4JL

- GATED FAMILY RESIDENCE IN SEMI-RURAL SETTING
- OPEN PLAN LIVING
- VIEWING ADVISED
- MODERN CONSTRUCTION
- GATED DRIVEWAY AND DETACHED GARAGING

- FULLY RE-MODELLED INTERNALLY
- 0.30 ACRE PLOT
- FOUR DOUBLE BEDROOMS
- DISCREET COTTINGHAM SETTING
- NO ONWARD CHAIN

LOOKING FOR SOMETHING SLIGHTLY DIFFERENT FROM STANDARD EXECUTIVE HOUSING? MAPLE TREE HOUSE REMAINS A WELL POSITIONED HOME IN A GATED, 1/3 OF AN ACRE PLOT ENVIRONMENT.

Conveniently located in Cottingham in a semi-rural setting, yet benefitting from all exclusivity and privacy an individually designed home can bring.

Properties of this specific type and character are rarely offered to the market within this immediate setting and the viewing comes highly recommended to appreciate the size of living accommodation on offer.

The property has been completed to the highest of internal specifications and suitable for the most discerning of purchasers. An ideal property for purchasers looking to reside within a tranquil setting but remain within a short distance walk of the village centre.

The generous accommodation comprises; Reception Hallway leading through to an impressive open plan space incorporating a Lounge, Dayroom, Kitchen/Dining Area with full garden views. An impressive Principal Suite with Shower Room and further Guest Suite with Ensuite provision also features. A Gallery Landing provides access to two further double Bedrooms and House Bathroom.

Externally the gated plot enjoys an offset road position with expansive, dedicated driveway leading to a large Double Garage space. The rear of the plot opens into a landscaped and established facing garden with terrace and open fields beyond. A must see home for those who place privacy high on the agenda.



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## GROUND FLOOR

### RECEPTION HALLWAY

An immaculately appointed family home having been completed to the highest of internal specifications with a welcoming entrance incorporating gallery style landing with vaulted ceiling height, oak handrail with glazed balustrade and balcony to staircase, understairs storage cupboard, additional cupboard housing dedicated plant room for the property. Access provided to two ground floor bedrooms, main reception space and kitchen.

### LOUNGE

Offering a full open plan layout, benefiting from contemporary design and features, with uPVC double glazed window to side, a central focal point is provided via a log burning cast iron stove with hearth and recess, being open plan through to the dedicated kitchen area and living/dining area.

### KITCHEN AREA

With modern styling throughout, with high gloss porcelain tiling to floorcoverings, dedicated kitchen island and breakfast bar area with pan drawers, a number of contemporary style base units, twin ovens, hob, twin inset sinks, fully integrated appliances with quartz work surfaces over, additional cabinetry to alternate room length. The kitchen area remains expansive and ideally suited for applicants who enjoy entertaining given the open plan nature of the property. Excellent levels of natural daylight feature with uPVC double glazed windows to the side elevation and personnel door leading to the side of the property also.

### LIVING ROOM / DINING ROOM

34'3" x 15'8" (10.44 x 4.78) The living/dining area itself creates additional levels of versatility with full garden facing orientation, benefitting from Velux rooflights to the high ceilings, additional uPVC double glazed windows to the side and rear elevations and French doors lead to an external terraced area. Used currently as an informal reception room with dedicated dining provision, featuring a chimney breast with log burning stove creating a good level of separation between the individual spaces.

### PRINCIPLE BEDROOM

With the benefit of a front facing orientation and windows to both side and front elevations, ample storage provision via dedicated wardrobes and vanity dresser, with access provided to Jack&Jill style ensuite shower room.

### EN SUITE SHOWER ROOM

10'9" x 7'3" (3.29 x 2.21) With large format porcelain tiling to floor and wall coverings, recessed double width shower tray with rainfall showerhead and console, low flush concealed cistern w.c, inset basin to vanity unit with chrome tap furniture, wall mounted cabinetry, heated towel rail, inset spotlights to ceiling, uPVC privacy window to side also.

### GUEST BEDROOM

12'5" x 10'6" (3.81 x 3.21) Currently fitted as a large dressing room given the vendor's needs and requirements, but has the potential to be used as a formal guest bedroom, with uPVC double glazed windows to side elevation, fitted bedroom furniture including drawers, wardrobes, cupboards and open storage. Leads through to...

### EN SUITE SHOWER ROOM

7'3" x 6'0" (2.23 x 1.83) With uPVC double glazed privacy window to frontage, low flush w.c, walk-in shower cubicle, inset basin, tiling to splashbacks and floorcoverings, heated towel rail.

### FIRST FLOOR



#### GALLERY LANDING

A most impressive gallery landing that overlooks the reception hallway, with rooflights and glazed balustrade and balcony. The vaulted ceiling height really is impressive and creates a welcoming entrance to this immaculately appointed family home.

#### BEDROOM THREE

21'3" x 13'9" (6.48 x 4.21)

#### BEDROOM FOUR

21'1" x 12'5" (6.45 x 3.81)

#### HOUSE BATHROOM

8'11" x 8'2" (2.74 x 2.49)  
With window to the rear elevation, smartly appointed with four piece white sanitaryware including panel bath with showerhead fitment, inset basin to storage unit, large format tiling to floor and wall coverings, heated towel rail, walk-in shower cubicle, inset spotlights to ceiling.

#### OUTSIDE

North Moor Lane remains conveniently positioned within walking distance of Cottingham centre, yet offering a semi-rural lifestyle. The subject dwelling benefits from modern construction, offering a gated a secure plot environment, with a compound feel for those who place privacy high on the agenda.

Electronically operated entrance gates with pillared wall provide access to the property via generous driveway offering parking provision for multiple vehicles, also extending down the side of the property. Established hedging and planting also features to the front and side boundaries, with access to forecourt driveway and detached double garage with pitched roof, incorporating electronically operated up & over access doors, full power and lighting and being ideal for motor enthusiasts given the generous size. A patio terrace extends from the immediate building footprint, with low level wall opening to a generous laid to lawn grass section bordered by established planting and shrub borders, with the plot in its entirety measuring in the region of a third of an acre.

#### AGENTS NOTE

Given the individuality of styling and design the property comes recommended for internal inspection by applicants looking for an executive home with non-estate feel setting. With viewing available through the sole selling agent Staniford Grays.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.  
Website- Stanifords.com Tel: (01482) - 631133  
E-mail: swansales@stanifords.com

#### WEBSITES

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

#### MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



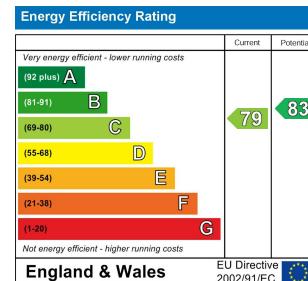
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.