



14 North View, Little Weighton, Cottingham, HU20 3UL

£389,950





# 14 North View

## Cottingham, HU20 3UL

- IMMACULATE PRESENTATION
- EXTENDED TO REAR
- CUL-DE-SAC SETTING
- 2 BATHROOMS
- VIEWING ADVISED
- OPEN COUNTRYSIDE VIEWS
- OPEN PLAN LIVING
- 4 GENEROUS BEDROOMS
- NO ONWARD CHAIN
- OVER 1600 SQUARE FEET IN SIZE

### IMMACULATE AND EXTENDED PROPERTY- A MUST VIEW FAMILY HOME!

Well positioned in a peaceful cul-de-sac setting with open countryside views to the rear and offered for sale is this elegantly styled four bedroom detached home. Occupying a secluded and South facing plot with generous parking and double garaging with seclusion to all perimeter boundaries.

Having undergone a programme of improvement over recent years offering a traditional exterior combined with well specified internal finishes, the property for sale remains suitable for a range of purchasers with the benefit of an impressive open plan Dayroom and Kitchen with excellent levels of natural daylight. Homes of this type and character are rarely presented to the market within this immediate setting with internal inspection advised to acknowledge the size of living space on offer and plot position.

The spacious arrangement of living space to the ground floor comprises; Reception Hallway, Front facing Lounge, Dining Room, Cloakroom W.C, Study, open plan Kitchen and Dayroom, taking full advantage of garden and open views beyond. To the first floor a central landing gives access to a Principal Bedroom with En-Suite Shower Room and Three further Bedrooms and a House Bathroom.

Ideally suited for purchasers looking for a private and established plot setting with the benefit of a versatile living space throughout with a range of modern features yet retaining elements of traditional and individual appeal. The property on offer comes available for immediate inspection with no onward chain.



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### GROUND FLOOR

#### ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door, a welcoming entrance to this immaculately appointed family home, with staircase approach to first floor level, wall mounted Siemens remote heating timer/thermostat.

15'4" x 6'1" (4.68 x 1.86)

#### CLOAKROOM / W.C

With low flush w.c, pedestal wash hand basin, wall mounted alarm console, understairs storage recess.

#### RECEPTION LOUNGE

With pleasant outlook over the property frontage via uPVC double glazed window, French doors lead through to the kitchen extension, a wealth of traditional detail including dado rail, coving and centrally mounted electric fire with hearth and surround.

21'3" x 10'11" (6.48 x 3.33)

#### RECEPTION TWO / BEDROOM FIVE

With excellent levels of versatility, with potential to be used as play room, study or alternate reception space, used currently as a fifth bedroom.

9'9" x 11'8" (2.98 x 3.57)

#### OPEN PLAN KITCHEN / DAY ROOM

A most impressive open-plan kitchen / day room having been upgraded and considerably extended over the years.

#### KITCHEN

The dedicated kitchen area boasts a range of contemporary fitted wall and base units with contrasting work surface over, mosaic tile border, space for American style fridge freezer, induction hob with Zanussi extractor canopy and splashback, uPVC window and personnel door to side. The kitchen itself extends into...

10'4" x 14'0" (3.16 x 4.29)

#### DAY ROOM

...with double mid level oven, inset laminate sink and drainer with feature mixer tap, raised breakfast bar area, further return storage to kitchen area providing open-plan dining provision, French doors to the side elevation, vaulted roof height with excellent levels of natural daylight provided via three Velux rooflights, three sets of French doors boasting a South facing orientation with open aspect views beyond, contemporary style wall radiators, laminate to floor coverings, inset spotlights to ceiling, further cabinetry exists to the alternate room length, used as an entertainment area.

12'7" x 28'2" (3.85 x 8.61)

#### STUDY

Being accessed from the day room area is a dedicated study recess with inset spotlights to ceiling.

8'1" x 6'2" (2.47 x 1.89)

### FIRST FLOOR

#### LANDING

Gives access to four generously sized bedrooms and house bathroom, loft access point.

#### PRINCIPAL BEDROOM

(at longest & widest point)  
Suitably sized to accommodate double bed, space for freestanding bedroom furniture, uPVC double glazed window to the front outlook.

17'0" x 12'11" (5.20 x 3.95)





#### EN SUITE BATHROOM

Immaculately appointed throughout with attention to detail, incorporating panel bath with showerhead fitment over, concealed cistern low flush w.c, inset basin to storage vanity unit, stainless steel tap furniture, porcelain high gloss tiling with chrome trim detailing to shower splashbacks and floor coverings, heated towel rail also.

5'10" x 6'9" (1.79 x 2.07)

#### BEDROOM TWO

With uPVC double glazed window to the frontage, of double bedroom proportions, deep storage cupboard with hanging rail and fitted shelving, laminate to floor coverings.

12'5" x 11'1" (3.81 x 3.38)

#### BEDROOM THREE

With uPVC double glazed window to the rear, open field views, sliding wardrobes and storage.

9'6" x 9'11" (2.91 x 3.03)

#### BEDROOM FOUR

With uPVC double glazed window to the rear outlook and open field views beyond.

8'4" x 9'1" (2.56 x 2.79)

#### HOUSE BATHROOM

With P-shaped panel bath with shower fitment, chrome tap furniture, pedestal wash hand basin, low flush w.c, tiling to splashbacks and floor coverings, inset spotlights to ceiling, uPVC privacy window to the rear elevation.

5'6" x 9'0" (1.68 x 2.75)

#### OUTSIDE

North View Close itself remains conveniently positioned in a popular cul-de-sac in the heart of Little Weighton village centre. The subject dwelling offers an attention to detail throughout, with established planting, shrubbery and borders, with a welcoming entrance to the delightful external façade via storm porch, and a hard landscaped driveway offering ample parking provision.

A detached double garage exists, with potential for conversion should this be required (subject to the necessary permissions) with electronically operated roller door.

Mature planting exists to the side boundary, via wrought iron gated access. The side garden area features a Yorkstone pathway with a further hard landscaped area and shed storage provision, fenced boundary, external lights.

This opens through to a delightful South facing rear garden with raised terrace area, feature pond and Yorkstone patio, offering views that really have to be seen to be fully appreciated given the plot privacy and uninterrupted aspect over the open countryside. External tap, up/downlighters and power sockets.

#### FIXTURES AND FITTINGS

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

#### SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'E'. The property benefits from Solar panels fitted in 2011 which are part of the FIT government scheme meaning that payments for generating electricity will continue. The property also benefits from an oil fired combi boiler.

#### 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.co.uk Tel: (01482) - 631133

E-mail: swansales@stanifords.co.uk

#### WEBSITES

www.stanifords.co.uk www.rightmove.co.uk www.vebra.co.uk

#### 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

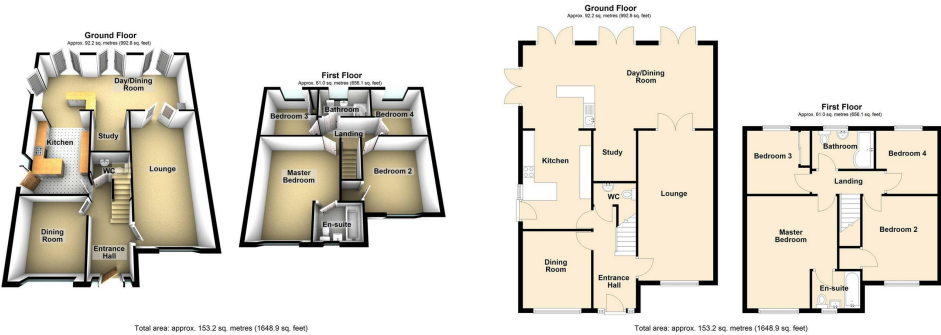
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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







Floor Plans



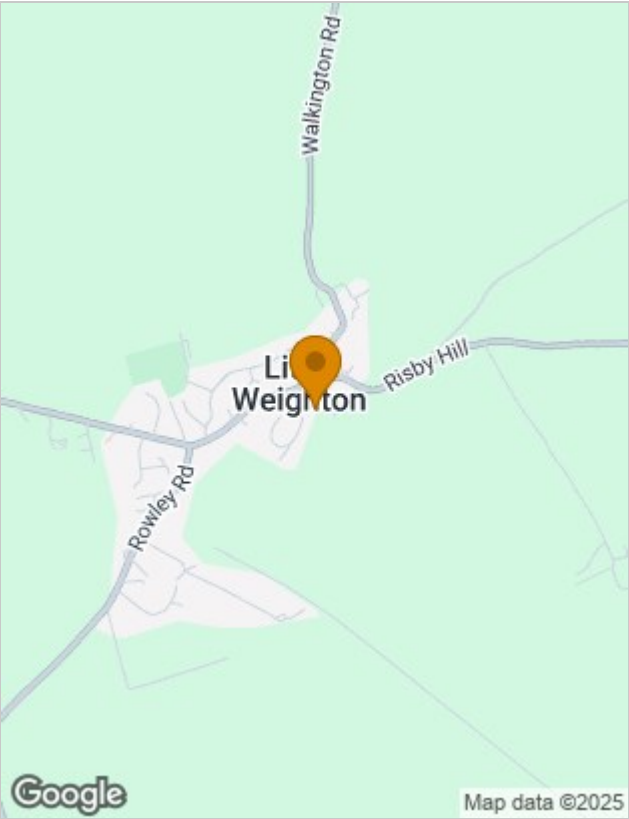
Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

