Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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8 Inverewe Way, Cottingham HU16 5DT

£340,000

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- Detached true bungalow
- Head of cul-de-sac position
- No chain
- Beautifully presented throughout
- Three bedrooms
- Two bathrooms
- Double garage
- Driveway and gardens
- Large conservatory
- EPC D

Located within this highly regarded residential area and presented to the market with no chain, this head of cul-de-sac detached true bungalow has been beautifully maintained by the current owners to provide stylish, well-proportioned accommodation and a viewing is a must. The property enjoys uPVC double glazing and gas central heating and in brief boasts welcoming entrance hallway, spacious lounge with fireplace, fitted breakfast kitchen, three bedrooms - two of which are fitted, bedroom 1 having wetroom off, and modern house bathroom. The property also enjoys a good sized conservatory with splendid views over the rear garden. There is a private side driveway providing ample off-street parking and leading down to the detached brick built garage. The rear garden provides great outdoor space and is beautifully tended. Viewing is a definite must on what is a truly exceptional property in an equally exceptional area.

LOCATION

Inverewe Way is located off Murray Crescent which in turn is off Burton Road off Castle Road in Cottingham, lying within ease of reach of the village centre. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A uPVC door with leaded glazed inserts leads into the entrance hallway, having attractive wood laminate flooring, radiator set in attractive cabinet and fitted storage cupboard.

LOUNGE

15' x 14' (4.57m x 4.27m)
uPVC double glazed picture bay window to the front elevation. Recessed chimney area with wall lighting, Adam style fire surround with marble back and hearth incorporating living flame gas fire, TV aerial point and coving to ceiling.

BREAKFAST KITCHEN

14'7" x 9'4" plus doorwell (4.45m x 2.84m plus doorwell)
uPVC double glazed windows to the rear and side elevations and uPVC door leading into the conservatory. Fitted base and wall cupboards with worksurfaces and tiled splashbacks. Single oven with gas hob, sink unit with drainer and mixer tap, space and plumbing for washing machine, breakfast bar providing seating area, tile effect wood laminate flooring and space for fridge freezer.

CONSERVATORY

26' x 12'7" max (7.92m x 3.84m max)
(26' x 12'7" decreasing to 5'4") Being of a uPVC and brick construction enjoying splendid views over the rear garden. Tilt and slide doors lead out into the garden, tiled flooring flows throughout this area. A multi-functional room which would be great for a seating or a dining area.

BEDROOM 1

14'7" x 11' max (4.45m x 3.35m max)
(14'7" x 11' decreasing to 7'4") uPVC double glazed window to the rear elevation. Two walls of fitted wardrobes one of which has units over the bed area, the other having double mirrored central doors, both providing hanging and storage facilities with built-in wardrobes and dresser. Door leads into the wetroom.

WETROOM

7' x 5'9" (2.13m x 1.75m)
uPVC double glazed window to the side elevation. Non-slip resin flooring with fully tiled walls, shower area with electric shower, low level WC and pedestal wash hand basin.

BEDROOM 2

12'2" x 9'7" (3.71m x 2.92m)
uPVC double glazed picture bay window to the front elevation.

BEDROOM 3

12'3" x 7'1" max (3.73m x 2.16m max)
uPVC double glazed window to the front elevation, fitted wardrobes with matching over-bed storage cupboards and fitted dresser with large integral mirror, providing hanging and storage facilities.

HOUSE BATHROOM

9'9" x 5'5" (2.97m x 1.65m)
uPVC double glazed window to the rear elevation. Three piece suite having pedestal hand wash basin, panelled bath with electric shower over and shower screen, and low level WC. Fully tiled walls to contrast.

EXTERNAL

To the front of the property there is an open plan meticulously lawned garden with gated entry to both sides leading into the rear garden. A private driveway provides ample off-street parking and leads down to a detached double garage with electric up & over door, power and light.

The rear garden is absolutely stunning, being maintained to a high standard, predominantly laid to lawn with various seating areas, and an array of mature shrubbery and plants providing a good degree of privacy. A superb area to relax in at the end of the day!

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

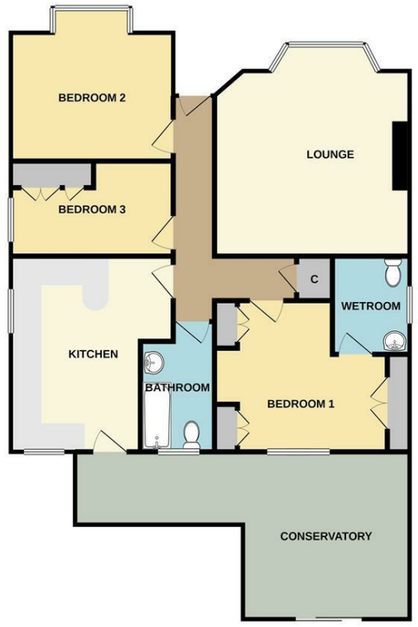
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.