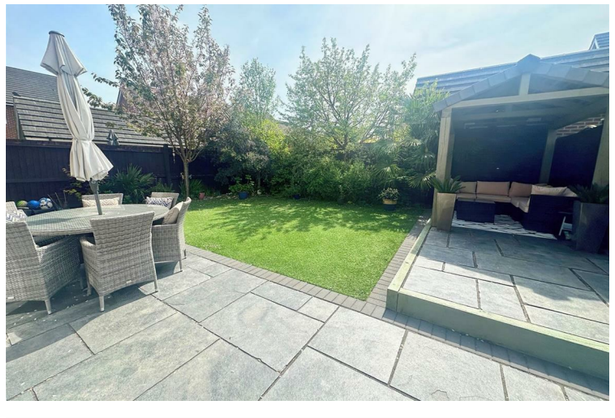

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

3 Whitsun Grove, Cottingham HU16 4BX

Offers in the region of £335,000

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

- Modern living at its very best!
- Detached four bedroom house
- Beautifully presented throughout
- Lounge with bay window
- Living Dining Kitchen
- Utility and downstairs WC
- Four Bedrooms (two fitted)
- Two Bathrooms
- Landscaped garden, driveway & garage
- Council Tax Band: E; EPC Rating: C

Located within this superb development and built by Messrs Redrow, we present to the market this exceptional, modern detached family home. Having been enhanced by the current owners to provide modern living at its very best! With uPVC double glazing and gas central heating, the well presented accommodation enjoys entrance hallway, lounge with bay window, contemporary living dining kitchen with a host of built-in appliances, utility room, w.c. and to the first floor the landing leads to FOUR good sized bedrooms (two of which are fitted) and two bathrooms. A low maintenance, landscaped garden provides a great backdrop. To the front of the property the driveway leads to the integral single garage. Viewing is an absolute must!

LOCATION

Whitsun Grove is located off Dunswell Road and lies within ease of reach of Cottingham village centre and the train station.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Large matwell, staircase leading to the first floor accommodation with spindle balustrade and access to understairs storage cupboard.

LOUNGE

16'1" into bay x 10'6" (4.90m into bay x 3.20m)
uPVC double glazed walk-in bay window to the front elevation and wall mounted TV aerial point.

LIVING/DINING KITCHEN

21'1" x 12'6" decreasing to 11'11" (6.43m x 3.81m decreasing to 3.63m)
uPVC double glazed window to the rear elevation, an extensive range of ivory Shaker base and wall units incorporating large storage drawers with contrasting work surfaces and coordinating tile splashbacks, four ring stainless steel gas hob with stainless steel chimney extractor and stainless steel double electric fan oven, integral fridge freezer and integral dishwasher. Attractive tile flooring.

To the living area there is a TV aerial point and sliding doors leading out into the rear garden.

UTILITY ROOM

7'7" x 5'10" (2.31m x 1.78m)
uPVC door leading out into the rear garden, fitted base and wall units to match the kitchen with work surfaces and tile splashbacks, stainless steel sink unit with mixer and space for wine fridge, space and plumbing for washing machine and gas central heating boiler. Tiled floor.

W.C.

Two piece suite in white comprising low level w.c. and pedestal wash hand basin with tiled floor.

FIRST FLOOR

LANDING

Access to loft and linen cupboard.

BEDROOM 1

15'6" from slide robes into bay x 10'8" (4.72m from slide robes into bay x 3.25m)
uPVC double glazed walk-in bay window to the front elevation and a full wall of fitted wardrobes providing hanging and storage facilities.

EN-SUITE

Modern three piece suite in white comprising low level w.c., pedestal wash hand basin and independent shower cubicle with tiled splashbacks to shower area, tiled floor and towel radiator.

BEDROOM 2

11'10" to wardrobes x 9'1" (3.61m to wardrobes x 2.77m)
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

11'10" x 9'11" maximum (3.61m x 3.02m maximum)
uPVC double glazed window to the rear elevation.

BEDROOM 4

12'2" x 7'5" (3.71m x 2.26m)
uPVC double glazed window to the rear elevation.

BATHROOM

7'11" maximum x 7'4" (2.41m maximum x 2.24m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising pedestal wash hand basin, panelled bath with shower screen and thermostatic shower over, low level w.c., beautiful Italian style tiling to wet areas with matching tiled floor and towel radiator.

OUTSIDE

To the front of the property there is an attractive resin driveway with central decorative feature, stone paving to the side and a gravelled front garden with a feature raised planting area. The garage has a roller door and power and light on. A side gate leads into the rear garden.

The rear garden is beautifully tended with a block sett edged stone patio and an Astro turf lawn with well stocked borders. To the head of the garden is a pergola with a tiled roof providing a great secluded seating area. Timber fencing complements the garden and provides a good degree of privacy.

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 Freehold (this will 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 the 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

GROUND FLOOR

1ST FLOOR

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.

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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