



**4 Curtis Grove, Cottingham HU16 5FU**  
Asking price £315,000

- Small exclusive development
- Outstanding detached family home
- Boasting a host of upgrades to the standard specification
- Hallway with WC off
- Lounge with walk in bay
- Stunning living dining kitchen with a host of built-in and integrated appliances
- Utility room
- Three bedrooms and Two bathrooms
- Private driveway and detached garage
- EPC Rating: B Council Tax Band: D

This outstanding detached family home enjoys a prime cul-de-sac position within this small exclusive development just tucked off Park Lane, close to the local village amenities. The property was built by a local reputable firm, Scrutons, to their "Wychwood design" and has had a host of superb upgrades to provide a modern decadence of stylish elevations throughout to which only a viewing will fully appreciate.

The property is presented to show house standards and enjoys spacious entrance hallway with WC off, lounge with walk-in bay window. Stunning living dining kitchen with a host of built-in and integrated appliances with utility room off. To the first floor there are three good size bedrooms; principal with en-suite shower room and a modern house bathroom.

A side driveway provides off street parking and leads to the single garage. The rear garden provides great outdoor space.

Simply ready to key turn and move straight in to, this absolutely stunning home awaits its new owners.

#### LOCATION

Curtis Grove is located on a small exclusive development just tucked away off Park Lane in Cottingham within ease of reach of the local village centre.

Cottingham is listed as one of the UK'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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALLWAY

A grey anthracite door with feature glazed insert leads into entrance hallway. Attractive wood laminate flooring flowing throughout. Staircase with spindle balustrade leading to first floor accommodation. Access to understairs storage cupboard.

##### DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. Two piece modern suite in white enjoys low level w.c. and pedestal wash hand basin. Half tiled walls. Extractor.

##### LOUNGE

14'4" x 9'10" (4.37m x 3.00m)  
uPVC double glazed walk-in bay window to the front elevation. TV aerial point.

##### LIVING DINING KITCHEN

16'6" x 10'9" (5.03m x 3.28m)  
uPVC double glazed French doors and uPVC double glazed window providing views over the rear garden. Attractive wood laminate flooring flows throughout this area. There is an extensive range of white and anthracite grey soft close contemporary units incorporating large storage drawers, neon kickboard lighting with chrome back. Quartz work surfaces with uplifts. There is a one and a quarter sunken sink unit with swan mixer tap. AEG induction hob with extractor, integrated fridge freezer, integrated dishwasher and stainless steel AEG electric fan oven with AEG microwave oven combination above. There is a breakfast bar and a door leads into utility room.

##### UTILITY ROOM

Fitted units. Space and plumbing for washing machine and space for tumble dryer.

#### FIRST FLOOR

##### LANDING

With access to loft. uPVC double glazed window to the side elevation.

##### BEDROOM 1

13'3" decreasing to 9'0" x 11'9" (4.04m decreasing to 2.74m x 3.58m)  
uPVC double glazed window to the front elevation. Fitted storage cupboard and door into en-suite. TV aerial point.

##### EN-SUITE

6'6" x 6'5" (1.98m x 1.96m)  
uPVC double glazed window to the front elevation. Modern suite enjoys independent shower cubicle, low level w.c. and vanity unit housing a wash hand basin with mixer tap and wall mounted sensor vanity glass unit with storage behind. Fully tiled walls with feature Italian style decor tiling to the shower area with contrasting tiled floor. Extractor and towel radiator.

##### BEDROOM 2

11'8" x 8'7" (3.56m x 2.62m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 3

10'4" x 7'8" (3.15m x 2.34m)  
uPVC double glazed window to the rear elevation.

##### BATHROOM

7'2" x 6'1" (2.18m x 1.85m)  
High level uPVC double glazed window to the side elevation. Modern contemporary suite enjoys anthracite fitted vanity units with quartz tops housing a large wash hand basin with mixer tap, low level w.c., panelled bath with shower screen and gravity head shower over. Fully tiled walls with feature two tone tiling and tiled floor. Wall mounted vanity mirror.

##### OUTSIDE

To the front of the property there is an open plan lawned garden with shrubbery. A block sett driveway provides off street parking for several vehicles and leads down to a single brick garage.

The rear garden is designed for privacy and provides great outdoor space with small patio area leading down to lawned garden.

##### SINGLE GARAGE

Electric roller door, power and light.

##### AGENT'S NOTE

There is a pumping station for sewerage. The service charge for this year is £320 for the management of water waste.

##### SERVICES

All mains services are available or connected to the property. The sewerage is via a pumping station to which there is a yearly annual fee.

##### 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.

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