








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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29 Scaife Close, Cottingham HU16 5LT

Offers Over £320,000

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- Head of cul de sac position
- A truly exceptional modern, detached house
- No onward chain
- Stylish, contemporary elevations flow throughout
- Lounge with dual aspect
- Superb living dining kitchen, with a host of built in appliances
- Four good size bedrooms
- Two bathrooms and ground floor WC
- Two driveways, single garage and encasing gardens
- EPC: B. Council Tax: E

Built by Bellway Homes to exacting specification and providing stylish, contemporary elevations throughout. Enjoying a prime, head of cul-de-sac position, this stunning house is presented to the market with no onward chain.

The property enjoys living accommodation in excess of 1,000 square feet with welcoming entrance hallway with WC off, spacious dual aspect lounge, and an outstanding living dining kitchen with a host of built in appliances. To the first floor the landing leads to four good size bedrooms; master with built in wardrobes and contemporary en-suite shower room, and a contemporary house bathroom. With stylish elevations, flowing throughout, this property presents itself like a show house!

The meticulous gardens encase the property, providing great outdoor space. The plot expands to 0.09 acre and provides great outdoor space. There are two driveways with this property and a single garage. Within the garage is an EV charger.

Ideally located for the village centre, the market town of Beverley and motorway connections to further afield, this property really is one to view!

LOCATION

Scaife Close is located on the small Bellway development off Castle Road and provides ease of access to Cottingham village centre.

Cottingham is listed as one of the UK's largest villages 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

A black composite door with glazed inserts and chrome fittings leads into:

ENTRANCE HALLWAY

15'6" x 6'4" (4.72m x 1.93m)
Staircase leading to the first floor accommodation, access to understairs storage cupboard and downstairs cloaks. Part tiled floor.

CLOAKS

Two piece modern suite in white comprising low level w.c. and wash hand basin in modern vanity unit.

LOUNGE

15'7" x 9'5" (4.75m x 2.87m)
Enjoying a dual aspect with two uPVC double glazed windows to the side elevation and a further uPVC double glazed window to the front elevation.

LIVING/DINING KITCHEN

15'6" x 9'6" (4.72m x 2.90m)
Dual aspect with uPVC double glazed window to the front elevation, further uPVC double glazed window and uPVC double glazed French doors opening out into the garden. An extensive range of soft-close white base and wall units with large storage drawers, wood effect work surfaces and contrasting uplift. Stainless steel Zanussi gas hob with stainless steel splashback and chimney extractor, waist level stainless steel Zanussi single electric fan oven, integrated fridge freezer, integrated dishwasher, one and a half bowl sink unit and Grohe mixer tap. Stunning, "Emperador" Turkish marble natural stone flooring, flows throughout.

FIRST FLOOR

LANDING

13' x 6'7" (3.96m x 2.01m)
Access to airing cupboard with storage which houses the hot water cylinder . Access to loft.

BEDROOM 1

15'6" x 9'10" (4.72m x 3.00m)
uPVC double glazed window to the side elevation, dressing area with two walls of contemporary flush fitted wardrobes with mirror inserts, providing hanging and storage facilities and leading into:

EN-SUITE

9'11" x 3'10" (3.02m x 1.17m)
uPVC double glazed window to the side elevation, contemporary three piece suite in white comprising wash hand basin set in modern vanity unit, low level w.c. and independent shower cubicle all beautifully finished with contemporary full height tiling to walls and contrasting tiled floor, wall mounted mirror fronted vanity unit and towel radiator.

BEDROOM 2

15'6" x 9'6" (4.72m x 2.90m)
Dual aspect with two uPVC double glazed windows to the side elevation and uPVC double glazed window to the front elevation.

BEDROOM 3

9'1" x 9'8" to wardrobes (2.77m x 2.95m to wardrobes)
uPVC double glazed window to the front elevation, flush fitted contemporary wardrobes providing hanging and storage facilities.

BEDROOM 4

9'5" x 6'1" (2.87m x 1.85m)
uPVC double glazed window to the side elevation

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)
uPVC double glazed window to the front elevation, three piece contemporary suite in white comprising low level w.c., wash hand basin set in attractive vanity unit with Grohe tap and panelled bath with gravity fed shower over and modern shower screen, contemporary full height tiling to walls and contrasting tiled flooring. Towel radiator.

OUTSIDE

Ideally situated at the head of the cul-de-sac the property benefits from two block sett driveways, one of which leads directly to the single garage. The second driveway is at the head of the cul de sac on the left. The front garden has an open aspect with a hedge boundary to the front and a lawn, and extends down the side of the property with an array of shrubbery and attractive planting.

GARAGE

21'3" x 9'5" (6.48m x 2.87m)
Electric Horman door and EV charging point. Personal door into the rear garden.

REAR GARDEN

The rear garden provides a great outdoor space with a South and West orientation. Predominantly laid to lawn with a patio area and both walled and fenced perimeters offering 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.

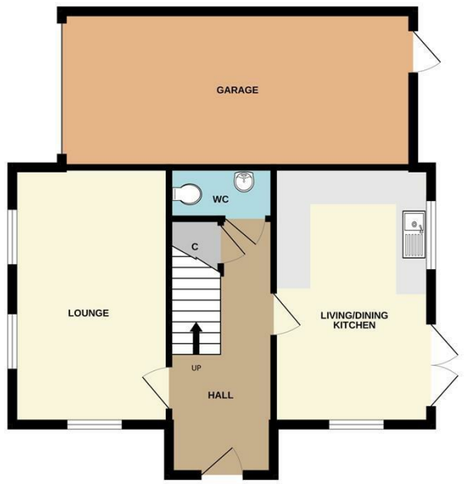
TENURE

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

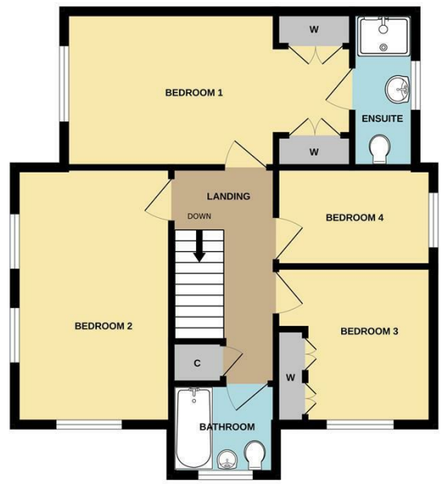
VIEWING

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

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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