



**QUICK & CLARKE**  
The Property Specialists

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**46 Canada Drive, Cottingham HU16 5EJ**  
**Offers Over £310,000**

- Outstanding family home!
- uPVC double glazing & gas c/h
- THREE receptions & conservatory
- Modern breakfast kitchen with range
- THREE good size bedrooms
- Modern family shower room
- Southerly facing stunning garden
- Private driveway
- Viewing is a must!
- EPC: C

#### THE PROPERTY

This outstanding family house is one not to be overlooked! Beautifully presented throughout with spacious accommodation, the property simply awaits its new owners to unpack and thoroughly enjoy! Boasting uPVC double glazing and gas central heating, the accommodation enjoys an impressive spacious entrance hallway with WC, lounge with feature fireplace opening in to the dining room. Conservatory enjoying splendid views over the well tended rear garden and providing a great further family area. Modern fitted breakfast kitchen with range cooker. Study/playroom (converted from the garage). To the first floor the landing leads to THREE good size bedrooms and a modern shower room. The block sett driveway provides ample off street parking. A gated side entry leads in to the southerly facing garden providing the perfect backdrop! There is a store to the front part of the original garage. Viewing is a must!

#### LOCATION

Cottingham wears the proud title 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into a welcoming entrance hallway having attractive wood laminate flooring, staircase with waxed wooden balustrade and spindles leads up to the first floor accommodation with a galleried landing. A door leads into the downstairs cloakroom.

##### DOWNSTAIRS CLOAKROOM

uPVC double glazed window to the side elevation, modern two piece suite in white enjoys low level WC and pedestal wash hand basin.

##### LOUNGE DINING ROOM

25'9" x 11'11" decreasing to 10'0" (7.85m x 3.63m decreasing to 3.05m)

A great versatile spacious family area with attractive wood laminate flooring flowing throughout. uPVC double glazed picture bay window to the front elevation, superb rustic fireplace housing living flame gas fire, TV aerial point. The dining area has French doors leading into the conservatory.

##### CONSERVATORY

Of a uPVC and brick construction with French doors leading into the garden and boasting an orangery style glass roof.

##### BREAKFAST KITCHEN

15'8" x 10'7" max (4.78m x 3.23m max)

uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out onto the side path. An extensive range of ivory modern base and wall cupboards with worksurfaces and tiled splashbacks. Range cooker with oversized extractor, porcelain twin Belfast sink with mixer tap, space and plumbing for American fridge freezer. Further storage area housing the gas central heating boiler and built-in microwave. Breakfast bar with a seating area providing splendid views over the rear garden.

##### FAMILY ROOM / STUDY

16'2" x 8'0" (4.93m x 2.44m)

uPVC double glazed window overlooking the conservatory, attractive wood laminate flooring. Currently used as an office but could easily be used as a playroom or a further reception room, and was originally part of the garage.

##### FIRST FLOOR

##### LANDING

Access to storage cupboard.

##### BEDROOM 1

12'1" plus recess x 11'7" max (3.68m plus recess x 3.53m max)

uPVC double glazed window to the rear elevation and attractive wood laminate flooring.

##### BEDROOM 2

11'10" x 8'11" (3.61m x 2.72m)

uPVC double glazed window to the front elevation, attractive wood laminate flooring and mirrored sliderobes providing hanging and storage facilities.

##### BEDROOM 3

9'0" x 8'10" (2.74m x 2.69m)

uPVC double glazed window to the rear elevation.

##### FAMILY SHOWER ROOM

uPVC double glazed window to the side elevation and a modern three piece suite, the wash basin and low level WC being set in attractive modern units with vanity shelf and large mirror over. Good sized walk-in shower which is fully tiled to wet areas.

##### OUTSIDE

To the front of the property is an attractively planted front garden with an array of shrubbery and plants. A block sett driveway provides ample off-street parking. A store is provided from the original garage (the rear of said garage now being part of the accommodation). This measures 12.7 x 8'1" with up & over door, power and light. Should a buyer require the full garage the petitioning wall could be easily removed to provide the original single garage.

A gated side entry leads down into the stunning rear garden. A beautifully landscaped garden with well-stocked borders and central lawn. There is a block sett patio with a side covered walkway and further seating areas featuring beautiful arched plants and a variety of fruit trees including eating and Bramley apples, and leading down to a further block sett seating area providing great outside entertainment space. The low maintenance borders are edged and fringe onto the meticulously lawned garden. The rear garden offers a good degree of privacy and benefits from a southerly aspect.

##### 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 (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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

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



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.

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