



Quick & Clarke

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The Cherries, 1 Walnut Close, Cottingham HU16 4PR
Guide Price £495,000

- Bespoke detached family home
- Prime cul-de-sac location
- Over 2100 sq ft space
- Welcoming entrance hallway
- Four receptions, flexible use
- Bespoke kitchen, built-in appliances
- Three double bedrooms upstairs
- Beautifully tended gardens
- Private driveway, double garage
- EPC: Awaited. Council Tax Band: F

Nestled in the charming cul-de-sac of Walnut Close, Cottingham, this bespoke detached family home offers an exceptional living experience. With over 2100 square feet of elegantly presented accommodation, this property is perfect for those seeking both space and comfort.

As you enter, you are welcomed by a spacious entrance hallway, which features convenient cloaks off to keep your home tidy. The ground floor boasts four versatile reception rooms, one of which can easily serve as an additional bedroom, catering to your family's needs. The bespoke kitchen is a true highlight, equipped with a range of built-in appliances that make cooking a delight. A utility room and a second cloakroom add to the practicality of this well-designed home.

Venturing to the first floor, you will find three generously sized double bedrooms, providing ample space for relaxation and rest. Two well-appointed bathrooms ensure that morning routines are a breeze for the whole family.

The outdoor space is equally impressive, with beautifully tended gardens that offer a serene retreat for outdoor activities or simply enjoying the fresh air. A private driveway provides off-street parking, leading to a double garage, ensuring that your vehicles are secure and easily accessible.

LOCATION
Walnut Close is located off Hull Road in Cottingham and provides ease of access to the 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 door with glazed inserts leads into:

ENTRANCE HALL
Staircase with spindle balustrade leading to the first floor accommodation. Large double storage cupboard and further single storage cupboard. Access to w.c. and door into lounge.

W.C.
Double glazed window to the front elevation, wash hand basin set in vanity unit and low level w .c.

LOUNGE
17'10" x 12'10" (5.44m x 3.91m)
Double glazed box window to the front elevation and two double glazed windows to the side. Feature granite fireplace with lighting and electric flame effect fire fitted. TV aerial point. Glazed double doors lead into:

DINING ROOM
12'7" x 9'10" (3.84m x 3.00m)
Double glazed window to the side elevation and uPVC double glazed French doors with side windows leading into the rear garden. A door leads into:

KITCHEN
12'1" x 9'8" (3.68m x 2.95m)
uPVC double glazed window to the rear elevation, an extensive range of modern ivory gloss curve edge base and wall units with contrasting laminate work surfaces, double sink unit with drainer and swan neck mixer tap, induction hob with double oven and microwave combination, extractor, integrated fridge and freezer and integrated dishwasher. Attractive concealed lighting creates a superb flow throughout this area. Breakfast bar and door into:

UTILITY ROOM
7'10" x 6'8" (2.39m x 2.03m)
uPVC double glazed stable door leading to the rear garden, matching units to those in the kitchen including attractive glazed display cabinet with lighting, laminate work surfaces, sink unit with swan neck mixer tap, space and plumbing for washing machine and space for tumble dryer.

STUDY/BEDROOM 4
10'8" x 9'7" (3.25m x 2.92m)
Double glazed window to the front elevation.

SNUG
13'2" x 10'8" (4.01m x 3.25m)
uPVC double glazed French doors leading out into the rear garden with full height side windows. TV aerial point. Door to:

REAR LOBBY
5'5" x 5'3" (1.65m x 1.60m)
Double glazed window to the side elevation and door into double garage. Access to second w.c.

SECOND W.C.
5'3" x 5'2" (1.60m x 1.57m)
Double glazed window to the side elevation, superb contemporary suite in white comprising wash hand basin and low level w.c. set in vanity unit with storage cupboard and counter top. Full height tiling to walls and wall mounted vanity mirror with touch LED light.

FIRST FLOOR

LANDING
BEDROOM 1
18'1" decreasing to 15'3" x 9'10" maximum (5.51m decreasing to 4.65m x 3.00m maximum)
Double glazed window to the front elevation, an extensive range of fitted wardrobes with matching drawers and dresser providing hanging and storage facilities. Door into:

EN-SUITE
Velux roof window, three piece white suite comprising walk-in shower cubicle, wash hand basin set in vanity unit and low level w.c.

BEDROOM 2
12'8" x 9'5" average (3.86m x 2.87m average)
Window to the front elevation and fitted wardrobes providing hanging and storage facilities

BEDROOM 3
12'7" x 8'3" (3.84m x 2.51m)
Double glazed window to the side elevation and Velux roof window to the rear. An extensive range of fitted furniture including wardrobes, dressing table with drawers and storage.

BATHROOM
Double glazed window to the front elevation, four piece pastel pink suite comprising low level w.c., bidet, wash hand basin set in attractive vanity unit and panelled bath with gravity fed shower over and shower screen. Fully tiled to wet areas.

OUTSIDE
The property sits on a beautiful plot. As you enter Walnut Close on the right hand side is a pull-in for car parking. This also is deeded to the property.

The front gardens extend to the side and are open plan lawned with an array of shrubbery and plants. A block sett driveway provides private off-street parking for several vehicles and leads to the double garage measuring 17'1" x 16'10" with electric door, power and light. It also houses the gas central heating boiler.



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.