















Quick & Clarke
PROPERTY SPECIALISTS

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7 Windsor Close, Cottingham HU16 5AY

Offers in the region of £399,999

Beverley | Cottingham | Hornsea | Willerby

- Absolutely superb, Detached dormer Bungalow
- Cul de sac location within close proximity of the village centre
- No onward chain
- Four Bedrooms, Two Bathrooms
- Dual entrance driveway
- Two receptions and superb conservatory
- Fitted kitchen with build in appliances
- Stunning garden
- Double entry driveway with detached brick garage
- EPC Rating D Council Tax: D

Enjoying a prime cul de sac location and presented to the market with no onward chain! This well presented detached dormer Bungalow is one to most certainly view to appreciate how versatile and spacious the accommodation is; extending to over 1500 square feet.

With uPVC double glazing and gas central heating the property enjoys spacious entrance hallway, spacious lounge dining room with dual aspect, breakfast room, fitted kitchen with built in appliances, conservatory enjoying undisturbed views over the stunning garden, breakfast room and two ground floor bedrooms and house four piece shower room.

To the first floor there are a further two bedrooms both of which are fitted and a beautiful house bathroom ensuite from bedroom one.

A drive on and drive off driveway provides off street parking leading down to the brick build detached garage.

The gardens are beautifully presented with an all seasons garden of colour and texture and offering space and a relatively good degree of privacy.

This really is something quite special!

LOCATION

Windsor Close is located off The Link and The Kingsway within ease of reach of the village centre of Cottingham.

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

ENTRANCE HALLWAY

uPVC door with glazed inserts leads into the entrance hallway having attractive tiled feature flooring flowing throughout and the entrance hallway also extends to the side.

LOUNGE DINING ROOM

22'4" x 17'1" decreasing to 11'10" (6.81m x 5.21m decreasing to 3.61m)
Enjoys uPVC double glazed windows to the front and side elevations and uPVC double glazed window to the front elevation. Electric fire point, TV aerial point and beautiful oak flooring flowing throughout this area.

BREAKFAST ROOM

10'5" x 9'11" decreasing to 6'10" (3.18m x 3.02m decreasing to 2.08m)
French doors leading into the conservatory and archway to kitchen.

KITCHEN

11'11" x 11'7" plus doorwell (3.63m x 3.53m plus doorwell)
uPVC double glazed window to the rear elevation. Extensive range of solid oak base and wall units incorporating soft close doors and drawers, ceramic hob with double electric fan oven, ceramic sink unit with drainer and mixer, space and plumbing for dishwasher, space and plumbing for washing machine, integrated fridge freezer and tiled floor flows throughout this area.

CONSERVATORY

15'0" x 10'6" (4.57m x 3.20m)
uPVC double glazed French doors opening out into the rear garden and is of uPVC and brick construction with glass self-clean roof. Enjoying splendid views over the garden and having attractive tiled flooring.

BEDROOM 2

12'2" x 9'7" (3.71m x 2.92m)
uPVC double glazed window to the front elevation and side elevation, enjoying a dual aspect. Fitted wardrobe.

SHOWER ROOM

8'5" x 6'11" (2.57m x 2.11m)
uPVC double glazed windows to the side elevation. Four piece suite in white enjoying wash hand basin and low level w.c. set in modern vanity, bidet and walk-in shower with glass shower screen and tiled splashbacks to wet area.

BEDROOM 3

16'2" to wardrobes x 7'9" (4.93m to wardrobes x 2.36m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes provide hanging and storage facilities.

FIRST FLOOR

LANDING

Small landing area.

BEDROOM 1

15'6" max x 10'10" (4.72m max x 3.30m)
Velux roof windows to the side elevation. Full wall of fitted wardrobes providing hanging and storage facilities. Attractive wood laminate flooring and access to eaves storage. A door leads into the en-suite. There is a base under where a bed would sit, we have been informed this supports the chimney breast.

EN-SUITE

9'11" x 6'8" (3.02m x 2.03m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys roll top bath with chrome claw feet and centre mixer tap, wash hand basin set in modern vanity unit and low level w.c. Beautifully finished with tiled splashbacks to wet area and a contrasting tiled floor.

BEDROOM 4

14'11" 7'10" max (4.55m 2.39m max)
Velux window to the side. Fitted wardrobe.

OUTSIDE

To the front of the property there is a double entry driveway which is block sett, and gravelled, and provides off street parking for several vehicles and extending down to the side and leading to the brick built garage.

To both sides of the property there is a wooden gated entry into the garden. The garden is absolutely stunning and provides a kaleidoscope of colour and texture enjoying all seasons planting, trellis dividing a wild garden from the main garden which is lawned and offering a relatively good degree of privacy being of good proportions and providing great outdoor space.

GARAGE

Up and over door, power and light. uPVC door and uPVC double glazed window to the side elevation.

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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