Quick & Clarke
PROPERTY SPECIALISTS

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4 Sandringham Close, Cottingham HU16 5QZ

Offers in the region of £350,000

Beverley | Cottingham | Hornsea | Willerby

- Spacious detached house
- Head of cul de sac, drive and garage
- Well presented throughout
- Three receptions and conservatory
- Superb modern kitchen with utility off
- Four good size bedrooms
- Four piece bathroom and wc
- Council Tax Band: E
- EPC Rating: Awaited

Located in the tranquil Sandringham Close, Cottingham, this splendid detached family home is a true gem. Situated at the head of a peaceful cul de sac, it offers both privacy and convenience, being just a short stroll from the village centre.

Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a well-appointed WC and three versatile reception rooms, conservatory, perfect for family gatherings or quiet evenings. The superb kitchen is a highlight, equipped with built-in appliances that make cooking a delight.

As you ascend to the first floor, you will find four generously sized bedrooms, providing ample space for family and guests alike. The modern four-piece bathroom suite is designed for comfort and style, ensuring a relaxing retreat at the end of the day.

The outdoor space is equally impressive, with beautifully maintained gardens that offer a perfect backdrop for outdoor activities or simply enjoying the fresh air. A private driveway leads to a single garage, providing convenient parking and additional storage.

This property truly has so much to offer, making it an ideal choice for families seeking a spacious and well-located home in Cottingham. Don't miss the opportunity to make this delightful residence your own!

LOCATION

Sandringham Close is located off Crescent Street within walking distance of the village centre ideally based for local amenities and facilities.

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

A uPVC door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation.

DOWNSTAIRS W.C.

9'1" x 3'8" (2.77m x 1.12m)
With uPVC double glazed window to the side elevation, two piece modern suite in white has low level w.c. and pedestal wash hand basin. Fitted storage cupboard.

LOUNGE

15'4" x 10'4" (4.67m x 3.15m)
uPVC double glazed window to the front elevation. Modern fireplace with living flame gas fire, marble back and hearth. TV aerial point. An opening leads into the dining room.

DINING ROOM

9'10" x 10'5" (3.00m x 3.18m)
Having patio doors leading out into the conservatory. Access to kitchen and access to study.

STUDY

12'6" x 8'8" (3.81m x 2.64m)
uPVC sliding patio door leading out into the rear garden and useful storage cupboard.

CONSERVATORY

8'6" x 6'8" (2.59m x 2.03m)
Of a uPVC and brick construction with French doors to garden.

KITCHEN

13'4" x 8'5" (4.06m x 2.57m)
With uPVC double glazed window to the rear elevation. An extensive range of Shaker curved edge base and wall units in a beautiful pistachio finish incorporating large storage drawers, wood effect work surfaces and glass splashbacks. Double oven with stainless steel gas hob and extractor, integrated dishwasher and integrated fridge. Access to useful utility room. Also fitted with kitchen units and shelves.

UTILITY

Utility Room which has space for washing machine, and has electrical points for other appliances. This is also where the boiler is housed. This room benefits from extra units which match the kitchen for storage.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation and fitted storage cupboard.

BEDROOM 1

12'0" x 10'9" (3.66m x 3.28m)
With uPVC double glazed window to the front elevation. With fitted wardrobes included.

BEDROOM 2

12'9" max x 8'10" plus doorwell (3.89m max x 2.69m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 3

12'2" max x 8'5" (3.71m max x 2.57m)
uPVC double glazed window to the front elevation and fitted wardrobe.

BEDROOM 4

9'2" x 7'4" (2.79m x 2.24m)
uPVC double glazed window to the rear elevation and fitted wardrobe.

BATHROOM

8'11" x 7'0" (2.72m x 2.13m)
uPVC double glazed window to the rear elevation. Four piece modern suite in white enjoys panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c. Fully tiled splashbacks to wet areas and feature border tiling.

OUTSIDE

To the front of the property is an open plan planted garden with private driveway leading to the single integral garage.

The rear garden is well tended with an array of shrubbery and plants and predominantly laid to lawn. The rear garden offers great outdoor space. There are two timber sheds and an attractive raised ornamental garden area.

SINGLE INTEGRAL GARAGE

With up and over door, power and light.

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

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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.