





The Property Specialists

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**26 Orchard Croft, Cottingham HU16 4HG**  
**£465,000**



- Outstanding detached family home
- Head of cul-de-sac position
- Open plan living dining kitchen with bi-folds and log burner
- The kitchen has a host of built in appliances
- Four good size bedrooms
- Two bathrooms and downstairs WC
- Large rear garden with space to extend
- Hot tub and workshop in garden
- Private parking and garage
- EPC: C Council Tax: D

This absolutely stunning detached house has such an enviable plot at the head of a cul-de-sac. The house has been transformed over the years by the current owners to provide space, versatility and a superb finish throughout! In excess of 1100 square feet the beautifully styled accommodation enjoys entrance porch, spacious hallway, reception with WC off, living dining kitchen with bi folding doors, bespoke Kitchen with a host of built in and integrated appliances and log burner.

To the first floor there are four good size bedrooms; one with ensuite shower and modern house bathroom.

Good sized garden to rear which overlooks the open paddock which there is permission for this property and next door to access and enjoy.

There is a timber workshop and a hot tub within the garden. The private driveway provides off street parking for several cars and a single garage.

The garden really is the perfect backdrop to this beautiful property to which an early viewing is an absolute must!

**LOCATION**  
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 PORCH**  
uPVC glazed door leading into entrance porch with door leading into entrance hallway.

**ENTRANCE HALLWAY**  
10'2" x 11'3" (3.10m x 3.43m)  
Having attractive tiled flooring which flows throughout the ground floor elevation. Wood laminate flooring. Staircase with spindle balustrade leads to the first floor accommodation. A door leads into a service cupboard which has door into single garage. The garage has space and plumbing for an automatic washing machine and space for tumble dryer.

**DOWNSTAIRS W.C.**  
uPVC double glazed window to the front elevation. Vanity sink unit and low level w.c. Feature radiator.

**LIVING DINING KITCHEN**  
22'11" x 24'4" decreasing to 12'6" (6.99m x 7.42m decreasing to 3.81m)  
Having uPVC double glazed French doors and uPVC double glazed window overlooking the rear garden. To the Lounge Dining area there is a recessed fireplace with oak beam and log burner. Beautifully tiled floor which flows throughout this area and TV aerial point. To the kitchen area there are an extensive range of fitted base and wall units in an anthracite finish with feature work surfaces and uplifts. There is a five ring Siemens gas hob with Klarstein extractor over, stainless steel single electric fan oven with stainless steel microwave and oven combination. Integrated dishwasher, superb large storage drawers and sink unit with drainer. Integral wine cooler and space and plumbing for fridge freezer. uPVC double glazed window to the front elevation. The day room enjoys bifolding doors which open out in to the rear garden.

The kitchen opens into the Day Room which has an island separating the day area to the kitchen area. Tiled flooring flows throughout.

**DAY ROOM**  
15'9" x 13'2" (4.80m x 4.01m)  
With bi-folding doors opening out into the rear garden.

FIRST FLOOR

**LANDING AREA**  
Spacious landing area with uPVC double glazed window to the front elevation and access to loft.

**BEDROOM 1**  
12'11" decreasing to 8'10" x 11'4" (3.94m decreasing to 2.69m x 3.45m)  
uPVC double glazed window to the rear elevation. A door leads into the en suite.

**EN SUITE**  
7'1" x 4'1" maximum (2.16m x 1.24m maximum)  
uPVC double glazed window to the side elevation. Wash hand basin set in attractive vanity unit, low level w.c. and independent shower cubicle. Beautiful fully tiled walls with feature decor tiling and attractive contemporary tiled flooring. Towel radiator and extractor.

**BEDROOM 2**  
11'2" x 12'8" decreasing to 9'1" (3.40m x 3.86m decreasing to 2.77m)  
uPVC double glazed window to the rear elevation.

**BEDROOM 3**  
7'5" x 8'10" (2.26m x 2.69m)  
uPVC double glazed window to the front elevation.

**BEDROOM 4**  
7'5" x 7'5" (2.26m x 2.26m)  
uPVC double glazed window to the front elevation.

**HOUSE BATHROOM**  
7'3" x 6'0" (2.21m x 1.83m)  
uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys panelled bath with shower over, wash hand basin set in vanity and low level w.c. Beautifully tiled with contrasting tiled floor and aquaboard tiling to the shower area.

**OUTSIDE**  
To the front of the property there is a private driveway which is block sett and leads to the single integral garage.

Gated access to the side leads into a beautifully good sized lawned garden with sweeping lawn, hedged borders creating a great degree of privacy and a large decking area with gravelled sections for further seating. There is an array of shrubbery and plants and fruit trees. There is also a covered area which houses the hot tub (this is included in the sale). There is also a timber shed which has three phase electrics within and garden pond.

To the head of the garden there is gated access to the rear paddock. The paddock is owned by Yorkshire water. This is not deeded to the property however permission is granted for both this property and the one next door to enjoy full access (however this cannot be built on or altered).

**GARAGE**  
17'2" x 8'5" (5.23m x 2.57m)  
Up and over door, power and light. Space and plumbing for washing machine.

**AGENT'S NOTE**  
There is a rain drain which is located within the garden. This is managed under Yorkshire Water.

There is pedestrian access granted to this property and next door to be able to enjoy the paddock to the rear of both properties. This is not deeded to the property but new owners have full permission to enjoy the environment.

**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



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.