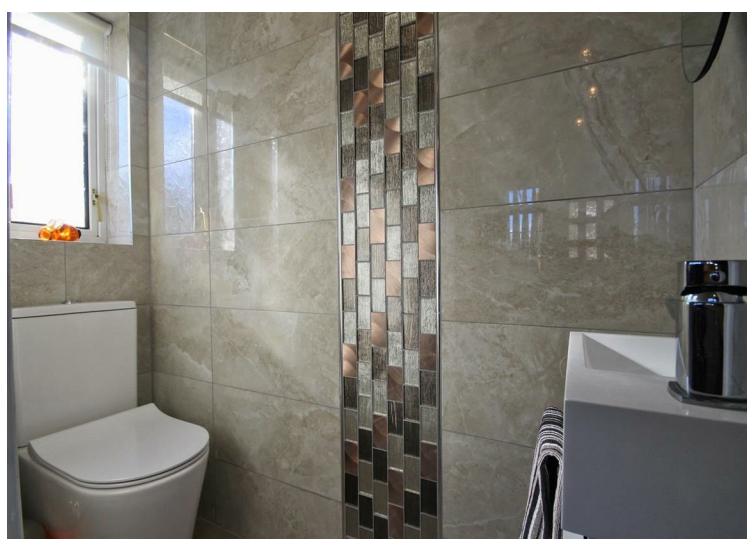




**QUICK & CLARKE**  
The Property Specialists

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**1 Ottawa Close, Cottingham HU16 5EQ**  
Price guide £320,000

- Detached family house
- No forward chain!
- Two reception rooms
- Stunning kitchen with integrated appliances
- Utility room and modern WC
- Three DOUBLE bedrooms
- Superb modern shower room
- South and West facing gardens
- Driveway & Garage
- EPC - E

This beautiful detached family home enjoys a prime cul-de-sac location and is presented to the market with no forward chain! Having been transformed by the owner to stylish exacting specifications with over 1,100 square feet of stunning, versatile accommodation. Enjoying uPVC double glazing and gas central heating and with SOUTH and WEST facing gardens, the meticulously presented accommodation enjoys welcoming spacious hallway with WC off, spacious lounge/dining room, modern remodelled kitchen with a host of built in and integrated appliances and separate utility room, family day room which could host a variety of purposes but currently used as an additional sitting room (this room will evolve with your family, it would be a great room to work from home in!). To the first floor the landing leads to THREE DOUBLE BEDROOMS (two of which are fitted) and fabulous shower room. The SOUTH facing lawned garden provides privacy and a great place to enjoy the sun, whereas the WEST facing garden is block sett for ease of maintenance and provides a great space to entertain. To the rear of the property the driveway provides off street parking and leads to the single garage. Viewing is most definitely a must on what we believe is an immense family home!

#### LOCATION

Ottawa Close is located off Canada Drive which is accessed off Burton Road in Cottingham, a very popular and highly regarded residential area within ease of reach of the village centre, and within walking distance of a regular bus route. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into a welcoming entrance hallway, with return staircase to the first floor accommodation, vaulted ceiling with balustrade, access to useful storage cupboard and downstairs WC. Storage cupboard.

##### DOWNSTAIRS WC

uPVC double glazed window to the side elevation, contemporary two piece suite in white enjoys pedestal wash hand basin set in vanity and low level WC. Fully tiled walls to complement featuring contemporary glass border tiling. Automatic light.

##### LOUNGE DINING ROOM

26'2" x 12' max (7.98m x 3.66m max) (26'2" x 12' decreasing to 10') uPVC double glazed picture bay window to the front elevation and sliding patio doors opening out into the rear garden. Modern oak fireplace housing electric flame fire and TV aerial point.

##### KITCHEN

10'6" x 9'7" (3.20m x 2.92m) uPVC double glazed window to the side elevation. An extensive range of ivory gloss shaker style base and wall units with worksurfaces and splashbacks. Sink unit with drainer, stainless steel electric fan oven with ceramic hob. A host of integrated appliances including fridge freezer and dishwasher. Access to the utility room.

##### UTILITY ROOM

uPVC double glazed window and door to the side elevation. Matching units to the kitchen with worksurfaces, space and plumbing for washing machine, round sink unit and gas central heating boiler.

##### FAMILY ROOM

11' x 10'2" (3.35m x 3.10m) Accessed from the kitchen, uPVC double glazed windows to the rear and both side elevations and a uPVC door leading out into the garden. Such a versatile room which will develop and evolve with the family, currently used as an additional sitting room but could easily be used as a home office, playroom or useful guest bedroom.

##### FIRST FLOOR

##### LANDING

Access to storage cupboard.

##### BEDROOM 1

11'11" x 8'11" (3.63m x 2.72m) uPVC double glazed window to the front elevation.

##### BEDROOM 2

11'9" to wardrobes x 10' (3.58m to wardrobes x 3.05m) uPVC double glazed window to the rear elevation. Full wall of modern fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

8'8" x 8'10" (2.64m x 2.69m) uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities and vanity dresser.

##### SHOWER ROOM

6'9" x 5'6" (2.06m x 1.68m) uPVC double glazed window to the side elevation. Stunning contemporary three piece suite in white enjoys large walk-in shower cubicle, wash hand basin in vanity and low level WC. Fully tiled walls with feature tiled border, tiled floor, towel radiator and extractor.

##### OUTSIDE

This property enjoys a three sectional garden with the front east facing garden having an array of shrubbery and plants.

Gated access provides entry into the side south facing garden which is predominantly laid to lawn with a well maintained array of shrubbery and plants, outside power point and outside tap.

The rear garden which is west facing is completely block sett providing great family outside space for entertaining.

##### GARAGE

There is a brick built garage which has up & over door, side window and door leading into the garden, power and light. The garage is accessed from the driveway behind the property. The driveway has space for two vehicles.

##### 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, including soffits and fascias.

##### 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 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](mailto:cottingham@qandc.net)

##### EPC RATING

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

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.

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