Quick & Clarke
PROPERTY SPECIALISTS

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45 Badgers Wood, Cottingham HU16 5ST

Offers in the region of £249,900

Beverley | Cottingham | Hornsea | Willerby

- Superb small exclusive development
- Beautifully presented detached house
- Three bedrooms
- Two bathrooms
- Spacious lounge with fireplace
- Contemporary dining kitchen with built-in and integrated appliances
- Conservatory with solid roof
- Low maintenance gardens
- Driveway & garage
- Council Tax Band: D EPC Rating: C

Located within this highly desirable residential area and ideal for family living we are delighted to present to the market this exceptionally well presented detached family home. The property offers modern light and airy accommodation with entrance hallway, downstairs w.c., spacious lounge with feature fireplace, stunning contemporary dining kitchen with a host of built-in and integrated appliance, conservatory with solid roof enjoying splendid views over the rear garden and to the first floor there are three bedrooms, the principal bedroom with fitted wardrobes and en-suite shower and a modern house bathroom. To the front of the property there is an open aspect lawned garden and the rear garden is ideally designed for ease of maintenance enjoying being gravelled with a side section and parking to the rear driveway with brick built detached garage with additional parking into the garden if required. There is also an extensive patio area.

Simply ready to key turn and move into this stunning property now awaits its new owners to which an early viewing is a definite must.

LOCATION

Badgers Wood is located off Park Lane and provides ease of access to the village centre.

Cottingham is listed as one of the UK's largest village 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 French navy composite door with glazed inserts leads into the entrance hallway which has staircase leading to the first floor accommodation.

DOWNSTAIRS W.C.

Two piece suite in white enjoying wash hand basin and low level w.c.

LOUNGE

13'4" x 13'4" maximum (4.06m x 4.06m maximum)
uPVC double glazed window to the front elevation. Attractive wood flooring and contemporary fireplace with log flame fire. TV aerial point. Oak glazed door provides access to the dining kitchen.

DINING KITCHEN

16'4" x 9'4" (4.98m x 2.84m)
uPVC double glazed window to the rear elevation and bi-folding doors opening into the conservatory. The dining kitchen has an extensive range of contemporary gloss soft close base and wall units with large storage drawer, built-in integrated wine cooling fridge, stainless steel single electric fan oven with microwave above (both Neff), stainless steel gas Neff hob and extractor. Sunken sink unit with drainer. All beautifully complemented with solid wood work surfaces, solid wood window sill and splashbacks. Integrated dishwasher, integrated fridge freezer and integrated washer/dryer.

CONSERVATORY

12'7" x 8'2" (3.84m x 2.49m)
With uPVC double glazed French doors to the side elevation opening out into the rear garden and solid roof.

FIRST FLOOR

LANDING

With access to loft. uPVC double glazed window to the side elevation.

BEDROOM 1

11'1" maximum x 8'7" plus doorwell (3.38m maximum x 2.62m plus doorwell)
Two sets of double fitted wardrobes providing hanging and storage facilities. An opening leads into the shower room.

ENSUITE SHOWER ROOM

uPVC double glazed window to the side elevation. Two piece suite has wash hand basin set in vanity and panelled with contratsing Aqua boarding to splashbacks to wet areas.

BEDROOM 2

10'0" decreasing to 8'7" to slide robes x 8'11" (3.05m decreasing to 2.62m to slide robes x 2.74m)
uPVC double glazed window to the rear elevation. Fitted mirrored fronted slide robes provide hanging and storage facilities. Wall mounted TV aerial point.

BEDROOM 3

7'9" x 6'0" (2.36m x 1.83m)
uPVC double glazed window to the front elevation.

BATHROOM

6'0" x 5'3" (1.83m x 1.60m)
uPVC double glazed window to the rear elevation. With modern three piece suite in white. A wash hand basin is set in contemporary gloss fitted units, low level w.c. and panelled bath with shower over and shower walls for splashbacks.

OUTSIDE

To the front of the property there is an open plan lawned garden, a gated side wooden entry leads into the side section of the garden.

The rear garden extends to the side which is gravelled to the head of the garden with car port providing the option of additional parking. A side enclosed garden has garden shed and the rear garden is paved providing a great low maintenance aspect.

At the head of the property is a driveway providing parking leading to a detached brick built garage.

DETACHED GARAGE

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).

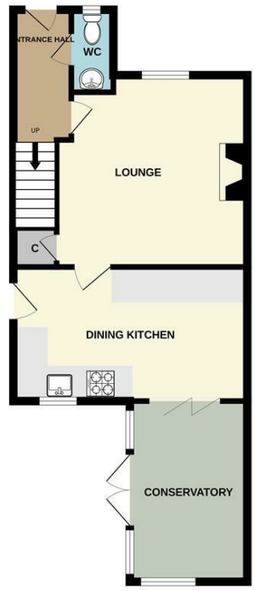
VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

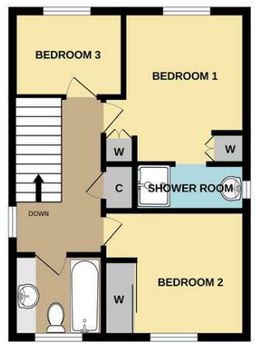
FINANCIAL SERVICES

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

GROUND FLOOR



1ST FLOOR



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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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.