








Quick & Clarke
PROPERTY SPECIALISTS

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46 Chartwell Gardens, Hull HU7 3FB

Asking price £255,000

Beverley | Cottingham | Hornsea | Willerby

- Modern detached family home
- Beautifully presented throughout
- Spacious through lounge with French doors to garden
- Superb living/dining kitchen with French doors to garden
- Downstairs w.c.
- 3 double bedrooms and 2 bathrooms
- 2 driveways providing off-street parking for several vehicles & single garage
- Enlcosed walled and fenced garden
- Viewing an absolute must
- EPC Rating: C. Council Tax Band: D

Located in this popular residential area and enjoying a superb corner plot overlooking open land to the front, we are delighted to present to the market this exceptionally well presented, detached family home. Offering space and versatility, the well appointed accommodation comprises entrance hallway with downstairs w.c., spacious through lounge with French doors to garden, living/dining kitchen with a host of built-in and integrated appliances and French doors to garden, and to the first floor the spacious landing leads to three double bedrooms, the principal bedroom having a modern en-suite shower room, and a modern family bathroom. There is parking to both the front and the rear of the property on private driveways, and a single garage accessed via the driveway to the rear. The enclosed garden provides great outdoor space and offers a good degree of privacy. Immaculately presented throughout, this key turn property is most certainly one to add to the top of your viewing list.

LOCATION
Chartwell Gardens is located on the popular Kingswood development and lies within ease of reach of the local amenities and facilities that Kingswood Village Green has to offer and Kingswood Retail Park. Kingswood is ideally situated for commuting to Hull city centre, Cottingham and Beverley, and also for the A1079 which connects with York and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A composite grey door with brushed steel fitments leads into:

ENTRANCE HALLWAY
14'7" x 6'3" (4.45m x 1.91m)
Staircase leading to the first floor accommodation.

W.C.
Modern two piece suite in white comprising low level w.c. and wash hand basin. Extractor.

LOUNGE
18'7" x 10'4" (5.66m x 3.15m)
uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the rear garden.

LIVING/DINING KITCHEN
18'7" x 9'3" (5.66m x 2.82m)
uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the rear garden, an extensive range of gloss walnut style base and wall units with contrasting work surfaces and uplifts, one and a quarter bowl sink unit with drainer and mixer tap, single electric fan oven, stainless steel gas hob, splashback and chimney extractor, integrated fridge freezer and space and plumbing for washing machine. Cupboard housing the gas central heating boiler.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear elevation and linen cupboard with built-in media system.

BEDROOM 1
18'7" x 10'9" decreasing to 6'9" (5.66m x 3.28m decreasing to 2.06m)
Dual aspect with uPVC double glazed window to both the front and rear elevations.

EN-SUITE
uPVC double glazed window to the front elevation, modern three piece suite in white comprising independent shower cubicle, pedestal wash hand basin and low level w.c. with beautiful contemporary tile splashbacks to the shower area and sink.

BEDROOM 2
10'9" x 8'3" plus doorwell (3.28m x 2.51m plus doorwell)
uPVC double glazed window to the front elevation.

BEDROOM 3
9'2" x 7'7" (2.79m x 2.31m)
uPVC double glazed window to the rear elevation.

BATHROOM
7'3" x 6' (2.21m x 1.83m)
uPVC double glazed window to the front elevation, modern three piece suite in white comprising panelled bath with shower mixer tap, pedestal wash hand basin and low level w.c. all beautifully complemented with modern tiled splashbacks, extractor and towel radiator. Integral speaker which connects to a media system in the landing cupboard.

OUSTIDE
To the front of the property there is a private driveway which provides parking for several vehicles and a gravelled low maintenance garden with planted area providing an attractive backdrop.

To the rear an additional private driveway leads to the single brick built garage which has up-and-over door. A gate leads into the rear garden. The rear garden is of good proportions and features two patio areas offering great entertaining space, a good size lawn with low maintenance gravel borders and both fenced and walled boundaries.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

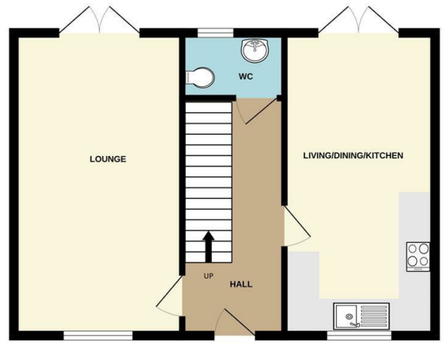
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

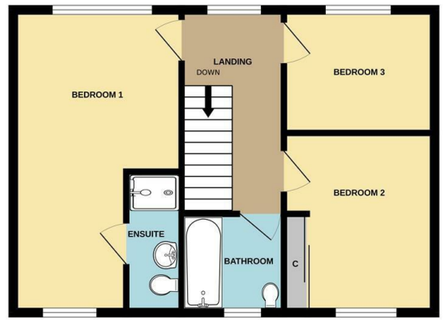
VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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.