



**14 Crofters Drive, Cottingham HU16 4SD**  
**£375,000**

- Imposing detached family house
- Beautifully presented throughout
- In excess of 2,000 square feet
- Two receptions
- Two conservatories
- Fabulous living dining kitchen
- Utility room
- Four bedrooms
- Two bathrooms
- EPC: C

#### THE PROPERTY

Located within this highly regarded residential area, we are delighted to present to the market this exceptional detached family home. Offering in excess of 2,000 square feet of beautifully presented, well maintained and versatile family accommodation. Enjoying uPVC double glazing and gas central heating, the accommodation enjoys a stunning entrance hallway with solid maple flooring, spacious lounge, study/family room, downstairs WC, fabulous living dining kitchen with a host of built-in appliances, utility room, large conservatory and additional conservatory/sun room leading to the double garage. To the first floor there are four bedrooms, master of which has en-suite and dressing room, all of which are beautifully fitted with a host of bedroom furniture, and a house bathroom. The gardens are well tended and enjoy a westerly facing aspect. We expect a high demand for this property as it really is a stunning family home awaiting its new owners to thoroughly maximise every square foot of beautiful accommodation which can only be appreciated by an early viewing.

#### LOCATION - COTTINGHAM

Crofters Drive is located off Thwaite Street in Cottingham, within ease of reach of the village centre. Cottingham wears the proud title of Europe'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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A composite door leads into a welcoming entrance hallway with beautiful maple flooring flowing throughout and central staircase sweeping down from the first floor with spindle balustrade. Access to a good sized understairs storage cupboard.

##### DOWNSTAIRS WC

uPVC double glazed window to the front elevation, two piece modern suite in white set in a vanity unit with low level WC and wash hand basin.

##### STUDY

8'5" x 7'9" (2.57m x 2.36m)  
With uPVC double glazed window to the front elevation.

##### LOUNGE

20'1" x 12'2" (6.12m x 3.71m)  
With uPVC double glazed window to the front elevation, Adam style fire surround with marble back and hearth incorporating a living flame gas fire, and TV aerial point. Patio doors lead into the conservatory.

##### LIVING DINING KITCHEN

22'10" x 11'5" (6.96m x 3.48m)  
Door leading out into the utility room and sliding patio doors leading into the conservatory. The kitchen area has an extensive range of maple shaker designed base and wall units incorporating large storage drawers with Star Galaxy granite worksurfaces and breakfast bar. A host of built-in Neff appliances include gas hob with electric double oven with microwave combination, integral dishwasher, 1 1/4 bowl sink unit with drainer and mixer, tiled flooring. To the living dining area there is space for table and sofa - a versatile area for the ever growing family.

##### UTILITY ROOM

uPVC double glazed window to the rear elevation, fitted base and wall cupboards with space and plumbing for washing machine, and space for tumble drier. A door leads into the sun room.

##### SUN ROOM

Of uPVC and brick construction with two French doors leading into the garden and an internal door leading into the double garage.

##### CONSERVATORY

18'5" x 11'3" (5.61m x 3.43m)  
Being of uPVC and brick construction with self-clean roof and beautiful maple flooring, French doors giving access to the rear and enjoying undisturbed views of the garden.

##### FIRST FLOOR

##### LANDING

Access to loft, linen cupboard.

##### MASTER SUITE

##### BEDROOM

13'9" to wardrobe plus doorwell x 11'11" (4.19m to wardrobe plus doorwell x 3.63m)  
Two uPVC double glazed windows to the front elevation. A host of maple bedroom furniture with fitted wardrobes and bedside cabinets with drawers, and a TV aerial point. An opening leads into the dressing room.

##### DRESSING ROOM

9'0" x 5'10" (2.74m x 1.78m)  
With uPVC double glazed window to the rear elevation, full wall of maple wardrobes providing hanging and storage facilities and matching dressing table with drawers.

##### EN-SUITE

uPVC double glazed window to the rear elevation, three piece suite enjoys wash hand basin set in vanity, low level WC and panelled bath with shower over, tiled to wet areas.

##### BEDROOM 2

12'1" x 10'3" max (3.68m x 3.12m max)  
uPVC double glazed window to the rear elevation, modern fitted bedroom wardrobes and attractive wood laminate flooring.

##### BEDROOM 3

10'5" x 9'7" (3.18m x 2.92m)  
With uPVC double glazed window to the front elevation, modern fitted wardrobes provide hanging and storage facilities, attractive wood laminate flooring.

##### BEDROOM 4

10'4" x 7'2" (3.15m x 2.18m)  
With uPVC double glazed oriel bay window to the front elevation.

##### FAMILY BATHROOM

8'0" 6'5" (2.44m 1.96m)  
uPVC double glazed window to rear elevation, three piece suite enjoys low level WC, pedestal wash hand basin and panelled bath with shower over, tiled to wet areas.

##### OUTSIDE

To the front of the property is an open plan lawned garden, a block sett driveway provides ample off street parking and leads to the attached double garage with electric up & over door, power and light. There is gated access at both sides of the property leading into the beautifully tended rear garden, with patio area, lawned garden and seating area to the head of the garden, and outside tap. The garden also benefits from a storage shed.

##### 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 (to 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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

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



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. Made with Metropix ©2020

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.