



**QUICK & CLARKE**  
The Property Specialists

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**10 Carrington Avenue, Cottingham HU16 4DU**  
**£340,000**

- Imposing detached house
- Stunning Features
- Turrets to two rooms
- Living Dining Kitchen
- Log burner
- Four double bedrooms
- Period style 4 piece bathroom
- Additional WC
- Driveway & garage
- EPC Rating: F

#### PROPERTY

This imposing detached traditional house sits proudly at the head of a small cul-de-sac only a stone's throw from the village centre. Offered to the market with no chain, this property has been transformed to embrace modern family living yet retaining a host of original features. With turrets to the lounge and master bedrooms, beautiful fireplaces, period style bathroom and the recent alteration to a great living/dining kitchen with a log burner. Enjoying uPVC double glazing (majority) and gas central heating, the well presented accommodation comprises: inviting entrance reception with feature fireplace, lounge with turret and traditional fireplace, living/dining kitchen with modern kitchen, granite work surfaces and built in appliances, log burner, period garden room and utility room. To the first floor the landing divides in two directions, leading to FOUR DOUBLE bedrooms, master with turret, beautiful double wardrobe and feature fireplace and beautiful four piece bathroom with separate additional WC. To the front of the property there is parking for two vehicles and a single garage. The front garden is well tended and some immense features with a side pathway leading to the good sized garden with a large shed and summerhouse. This is truly an immense property in an equally immense location and an early viewing is a must!

#### LOCATION

The property is situated on Carrington Avenue which is a small cul de sac within short walking distance of the village centre of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity to the market town of Beverley and the facilities of the city centre of Hull. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### RECEPTION HALLWAY

12' 1" x 16' (3.68m x 4.88m) - Attractively tiled with feature fireplace and staircase leading to the first floor. Windows to the front aspect.

##### LOUNGE

16' x 12' (4.88m x 3.66m) - Turret enjoying views over the front garden, traditional fireplace, uPVC double glazed windows to the side aspect and TV aerial point.

##### LIVING/DINING KITCHEN

25' 1" x 12' 1" (7.65m x 3.68m) - uPVC double glazed window enjoying splendid views over the rear garden, log burner and TV aerial point. To the kitchen there is a uPVC double glazed window to the side elevation, beautiful traditional double larder cupboard complemented with a modern range of white front base and wall units and granite work surfaces, gas hob with electric oven and sink unit.

##### UTILITY ROOM

Fitted units and work surfaces and door to the garden.

#### FIRST FLOOR LANDING

##### MASTER BEDROOM

16' x 12' 1" (4.88m x 3.68m) - Having uPVC double glazed turret to the front aspect and uPVC double glazed window to the side elevation and traditional double wardrobe and superb fireplace.

##### BEDROOM 2

12' 2" plus bay x 12' 1" (3.71m x 3.68m) - Square uPVC bay window to the rear, uPVC window to the side, large cupboards, radiator.

##### BEDROOM 3

12' 8" x 12' 1" max (3.86m x 3.68m) narrowing to 8'9" - Two uPVC double glazed windows to the front, built in cupboard.

##### BEDROOM 4

12' 3" x 8' 9" max (3.73m x 2.67m) - uPVC double glazed window to the rear.

##### BATHROOM

7' 5" x 7' (2.26m x 2.13m) - Having uPVC double glazed window to the side elevation, modern four piece suite in white comprising panelled bath, corner shower cubicle, low level WC, wash hand basin and tiled splashbacks with border tiling. WC

Having uPVC double glazed window to the side elevation and low level WC.

#### EXTERNAL

To the front of the property there is parking for several vehicles leading to a single garage. A well presented front garden having a pear tree taking centre stage and with a side path leading to the rear garden. The garden is of good proportions and enjoys being predominantly laid to lawn with cottage style planted borders. There is a large shed and summerhouse. Attached to the property is a period greenhouse/garden room; ideal for those keen gardeners.

#### 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 has majority 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 agents 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.



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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