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QUICK & CLARKE
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# 20 Southwold, Little Weighton, Cottingham HU20 3UQ

**Offers Over £315,000**

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- Detached true bungalow
- Cul-de-sac location
- No onward chain
- In excess of 1,100 square feet
- 3 bedrooms / 2 bathrooms
- All carpets & curtains included
- Lounge & conservatory
- Kitchen & utility room
- Private driveway & large double garage
- EPC Rating: F; Council Tax Band: E

Situated in a cul-de-sac position in one of the most superb locations within this attractive East Riding village, and offered to the market with no onward chain, this delightful detached true bungalow is now available to view. Offering a blank canvas to add your own design flairs within and create modern living at its very best. Offering over 1,100 square feet of well-proportioned, versatile accommodation comprising entrance porch, welcoming hallway with fitted storage cupboards, spacious lounge overlooking the garden with feature fireplace and leading into conservatory, breakfast kitchen and separate utility room. There are three bedrooms, one with an en-suite bathroom, and a modern shower room.

The property benefits from a side driveway providing ample off-street parking for several vehicles and leading down to a larger than average brick built detached double garage.

The well-tended rear garden features a patio leading down to a lawn with raised planted borders and greenhouse. It goes without saying that viewing is an absolute must to fully appreciate the potential, style and versatility that this superb property has to offer.

## LOCATION

Southwold is tucked just off the main street in Little Weighton.

Little Weighton is an often overlooked East Yorkshire Wolds village lying in a superb position 3 miles to the west of Cottingham and 6 miles south west of Beverley. Situated in a beautiful position along one of the Yorkshire Wolds' chalk shallow valleys, Little Weighton is highly regarded by the residents due to its strong community and being well-served by a primary school, local shop/post office and superb public house.

## THE ACCOMMODATION COMPRISES

a uPVC door with glazed inserts leads into:

## ENTRANCE PORCH

Door leading into:

## ENTRANCE HALLWAY

Three useful storage cupboards.

## LOUNGE

17'7" x 14'8" (5.36m x 4.47m)
uPVC double glazed window to the rear and sliding patio doors leading out into the conservatory. Adam style fire surround with living flame fire and TV aerial point.

## CONSERVATORY

12'7" x 7'10" (3.84m x 2.39m)
Being of a uPVC and brick construction with French doors to the garden and radiators at skirting level.

## KITCHEN

12'9" x 11'10" (3.89m x 3.61m)
uPVC double glazed window to the rear elevation, traditional oak fronted base and wall cupboards with work surfaces and tiled splashbacks, double oven with ceramic hob, integrated fridge and integrated dishwasher. Stainless steel sink unit with drainer. A door leads into:

## UTILITY ROOM

Space and plumbing for washing machine, boiler, full wall of fitted cupboards and doors to garden.

## BEDROOM 1

16'3" plus bay x 11'11" maximum (4.95m plus bay x 3.63m maximum )
uPVC double glazed bay window to the front elevation.

## EN-SUITE

6'6" x 5'9" (1.98m x 1.75m)
uPVC double glazed window to the side elevation, three piece coloured suite comprising panelled bath, low level w.c. and pedestal wash hand basin with tiled splashbacks to wet areas.

## BEDROOM 2

11'3" x 11'9" into bay plus door well (3.43m x 3.58m into bay plus door well)
uPVC double glazed walk-in bay window to the front elevation. The furniture in this room is included in the sale.

## BEDROOM 3

11'5" x 8'1" (3.48m x 2.46m)
uPVC double glazed window to the front elevation and fitted storage/wardrobe.

## SHOWER ROOM

7'9" x 6'4" (2.36m x 1.93m)
uPVC double glazed window to the side elevation, modern three piece suite in white comprising walk-in shower cubicle, low level w.c. and pedestal wash basin with attractive splashbacks.

## OUTSIDE

To the front of the property there is an attractive open plan lawned garden.

A private side driveway provides off-street parking for several vehicles and leads down to a large detached brick built double garage with metal side door, power and light and two up-and-over doors to the front.

The rear garden is well-tended with a patio area leading down to a lawned garden with raised borders and a greenhouse situated to the rear. Tucked behind the garage in the corner of the garden are the LPG cylinders for the heating system.

## SERVICES

Mains water, electric and drainage are available or connected to the property.

## SOLAR PANELS

The property has the added benefit of solar panels on the garage roof.

## CENTRAL HEATING

The property benefits from an LPG 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

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.