

## 4 Bedroom Detached House

Elloughton Grove, The Dales, Cottingham, HU16 5JR

£465,000



- SUPERB DETACHED PROPERTY • FOUR BEDROOMS • FULLY FITTED KITCHEN • FULL RANGE OF INTEGRATED APPLIANCES • NON OVERLOOKED REAR GARDEN • HIGHLY SOUGHT AFTER AREA





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**£465,000**

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This is a perfect opportunity to acquire a superb detached property, which has been the subject of tasteful and stylish updating throughout.

Internal viewing is not only highly recommended but is absolutely essential, in order to appreciate the size and standard of the accommodation on offer.

The property is a credit to the present owners, as much thought and attention to detail has been paid to the updating and refurbishment.

The internal accommodation is arranged to two floors, is exceptionally presented, and flows beautifully throughout the property.

The accommodation briefly comprises of:

an entrance hall, a ground floor cloaks/WC, a pleasant, bright and spacious lounge with a contemporary finish.

There is a further reception room which extends through from the Breakfast Kitchen, and would be perfect for a formal dining room.

The Breakfast Kitchen has a range of high gloss, soft closing units with clean lines and coordinating fixtures and fittings, and a full range of integrated appliances.

Full width doors to the breakfast area provide access and rear views to the rear garden.

A spacious double bedroom with en suite is also placed within the ground floor - ideal as a guest suite.

To the first floor are three aesthetically pleasing bedrooms, two with full en suite facilities and walk in wardrobes, thus creating ample storage and hanging space.

Outside to the rear, the garden serves to enhance the overall presentation throughout.

A superb leisure area, ideal for relaxation or entertaining with family and friends.

The garden is mainly laid to lawn, with well stocked borders and beds, housing a lovely display of plants, flowers and shrubs.

The garden enjoys a non overlook position from the rear, creating a degree of privacy.

Additionally, there is a gardeners shed and a garage, which is integral to the main house.

The garage benefits from a utility area, with plumbing, power and light.

To the front of the property, the garden has been laid with fine stone gravelling.

A private drive creates a multi vehicle off road parking space or hard standing area.

Additionally, as one would expect of a property of this calibre, there is a gas central heating system and double glazing.

There are also many additional features and quality fixtures and fittings too numerous to mention.

A very special property, one not to be missed!



## Location

The property is perfectly placed within a highly sought after, residential cul de sac, off The Dales, in this popular village of Cottingham.

Cottingham Village has so much to offer in terms of local amenities.

There are busy, independent local traders and supermarkets, a village green with a regular market. The Village is also well served with regular public transport connections, as the Village has its own railway station, together with public transport links, in and out of the City.

The historic town of Beverley is just a short commute from the property, and for those wishing to spend leisure time with family and friends, there are many well visited cafe bars and restaurants to choose from. Other amenities include a library, post office, doctors surgery, and a fitness centre.

The Castle Hill Hospital is also just around the corner, in other words everything that may be needed for day to day living, is right there within the Village!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with glazed opaque side screen window leading through to the reception hall.

Staircase off to the first floor.

Modern upright radiator.

Built-in under stairs storage/cloaks cupboard.

Oak grained effect laminate flooring.

Recessed down lighting.

Cornice.

**Cloakroom** - Extending from the entrance hall.

White 2 piece suite comprising of a vanity wash-hand basin with high gloss storage unit beneath and built-in low flush W.C.

All with a contrasting tiled surround and chrome fittings to the sanitary ware.

Recessed down lighting and extractor fan.

**Lounge** - 22' 4" x 12' 11" (6.81m x 3.95m) Extremes to extremes.

Double glazed window with aspect over the rear garden area. Double glazed french doors providing views and access to the rear patio and gardens beyond. Oak mantle with recess for a dual fuel stove fire and tiled hearth.

Upright radiator.





Solid oak flooring.  
Cornice.

**Breakfast kitchen - 27' 3" x 9' 6" (8.31m x 2.92m)**

Extremes to extremes - opening up in the breakfast area to 3.87m

Range of high gloss units with a full length fridge, full length freezer, there is also two built in ovens, microwave and integrated dish washer.

All doors and drawers are soft-closers.

There is a coordinating granite effect, deep bowl sink with a flexi mixer tap over and a matching splash-back surround. A further work surface houses a hob and an extractor fan over.

There is a further double glazed window looking out over the side elevation and a double glazed rear entrance door.

Within the breakfast area of the kitchen there are double glazed patio doors, providing views and access to the rear patio and gardens beyond.

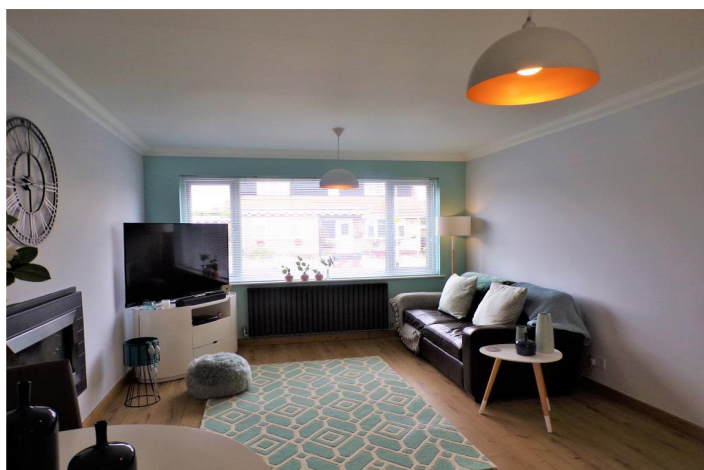
Recessed down lighting.

Cornice.

High level solar powered, Velux skylight windows.

Karndean flooring.

Concertina doors lead through to a further reception room.



**Reception Room - 17' 10" x 11' 10" (5.44m x 3.63m)**

Extremes to extremes.

Double glazed picture window with aspect over the front garden area.

Wall mounted stone pebble effect focal point fire.

Radiator.

Oak grained effect laminate flooring.

Cornice.



**Bedroom Three & En-Suite - 11' 9" x 11' 0" (3.59m x 3.36m)** Extremes to extremes.

Extending through from the entrance hall.

Double glazed window with aspect over the front garden area.

Radiator.

Oak grained effect laminate flooring.

Cornice.

Extending through from the bedroom is an en-suite with a 3 piece suite comprising of:

a walk-in shower enclosure with a chrome effect rain-water shower head, built-in vanity wash-hand basin with storage beneath and a splash-back surround and built-in low flush W.C.

There are chrome fittings to the sanitary ware.

Double glazed opaque window.

Upright radiators.



Recessed down lighting.  
Extractor fan, towel rail and cornice.

## First Floor

### **Bedroom One & En-suite - 15' 0" x 10' 6" (4.59m x 3.22m)** Extremes to extremes.

Double glazed window with aspect over the side elevation.

Built-in deep storage cupboard with shelving.

Walk-in wardrobe with shelves and hanging rails.

Radiator.

Laminate flooring.

En-suite with a white 3 piece suite comprising of a separate shower enclosure, vanity wash-hand basin with storage space beneath and a built-in low flush W.C.

All with a contrasting tiled surround and chrome fittings to the sanitary ware.

Recessed down lighting.

Fitted Velux skylight window.

Wall mounted towel rail/radiator.

Extractor fan.

### **Bedroom Two & En-suite - 12' 1" x 10' 11" (3.69m x 3.33m)** Extremes to extremes.

Double glazed window looking out over the side elevation.

Walk-in wardrobe with shelves and hanging rail.

Classic style radiator.

En-suite has a 3 piece suite comprising of a separate shower enclosure, built-in vanity wash-hand basin with storage space beneath and a built-in low flush W.C. Also with a contrasting tiled surround and chrome fittings to the sanitary ware.

Upright towel rail/radiator.

Fitted Velux skylight window.

Extractor fan.

### **Bedroom Four - 7' 7" x 6' 11" (2.34m x 2.13m)** Extremes to extremes.

Fitted Velux skylight.

Radiator.

## Exterior

**Exterior** - Outside to the rear is a block paved patio/seating area. The garden is mainly laid to lawn with well stocked shaped borders and beds housing numerous established trees, plants, flowers and shrubs. There is also a feature circular patio inset to the rear boundary. The garden also has a gardeners shed and the garden is enclosed with a high level timber perimeter and boundary fence.

A block paved path extends along the side elevation which is enclosed with a high level brick perimeter wall. A high level timber gate leads through to the private drive.

External water supply.

The front garden area has been laid with fine stone gravelling and has a lovely display of ground covering trees, plants, flowers & shrubs.

A block paved drive extends along the side elevation thus creating a multi vehicle off road parking space or hard standing area. This extends to the double garage which is integral to the house from the kitchen.

The garage has an up & over door, power, light, space for an automatic washing machine, space for a tumble drier and there is a double base unit with a 1&1/2 bowl sink unit with a chrome effect swan neck mixer tap over.

Wall mounted gas central heating boiler.

Double glazed window.

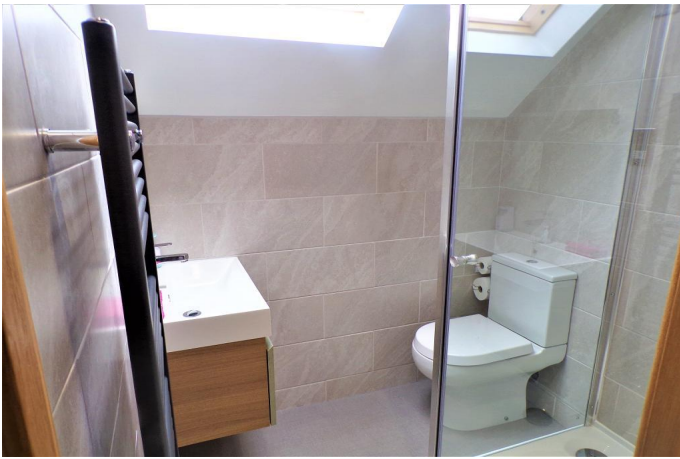
Council tax band: E

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Total area: approx. 185.7 sq. metres (2009.2 sq. feet)

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D	71   C	80   C	
39-54	E			
21-38	F			
1-20	G			

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