

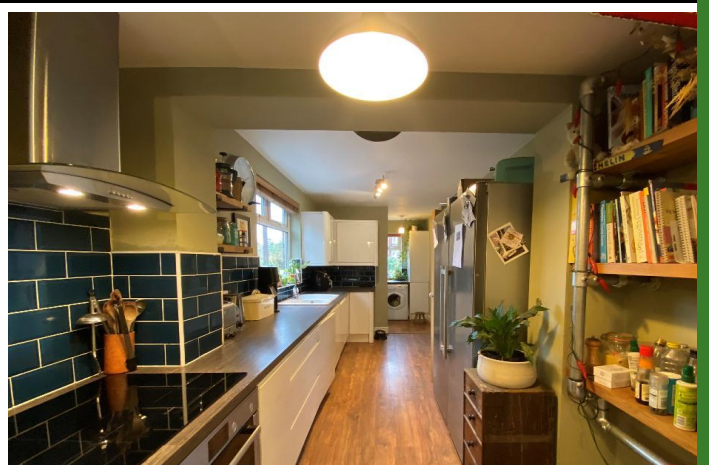
5 Bedroom

Dene Road, COTTINGHAM, HU16 5PJ

£385,000



- TRADITIONAL SEMI-DETACHED PROPERTY • HIGHLY SOUGHT AFTER RESIDENTIAL AREA • GREATLY EXTENDED • RENEWABLE ENERGY SOLAR PANELS • FIVE BEDROOMS • FULLY FITTED KITCHEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED





## 5 Bedroom Semi Detached House

£385,000

Dene Road, COTTINGHAM, HU16 5PJ

\*\*\* INVITING OFFERS BETWEEN £375,000-£385,000 \*\*\*

An ideal opportunity to acquire a deceptively spacious and traditional semi detached property. The property has been the subject of tasteful enhancement throughout. Internal viewing is absolutely essential in order to appreciate the size and standard of the accommodation on offer.

The super smart accommodation is arranged to three floors and briefly comprises of an entrance hall with attractive parquet flooring.

Extending through from the hall is a pleasant bay windowed lounge and further leading through from the hall is a rear sitting room/formal dining room, with lovely views over the rear garden.

The kitchen has a range of white, high gloss units, which are further complemented with coordinating fixtures and fittings and integrated appliances.

A perfect, domestic preparation area with space for informal dining.

Conveniently placed just off the main kitchen area, is a ground floor cloaks/WC and utility area.

To the first floor are four bedrooms and a family bathroom with a modern suite.

To the second floor is a further double bedroom with a WC and two piece suite adjacent.

Outside to the rear the garden is mainly laid to lawn with mature trees, plants flowers and shrubs.

Several trees to the rear boundary create a non overlooked position, generating a degree of privacy to this lovely leisure area.

Also, within the garden is a raised patio/seating area.

Additionally, the property has a private drive which extends from the storage space to the side elevation.

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

The property benefits from 12 Solar panels to the south facing roof elevation providing sustainable energy.

All works carried out to the property have been done through approved Planning Regulations and Building Control.

Discerning purchasers should not hesitate to view this lovely family house!



## Location

Dene Road is perfectly placed within the heart of the village of Cottingham.

Surrounded with a wealth of local amenities, many of which are within walking distance from the property. There are busy, local independent traders within the village and market green.

Within the village, is a health centre, post office, library, fitness centre and a golf park.

For those wishing to spend nights out and leisure time, there are many busy public houses, family restaurants and cafe bars to choose from.

Cottingham also has the benefit of its own rail station, which provides great connections to the historic town of Beverley and East coastal resorts.

Regular public transport links connect to Hull City Centre and the surrounding areas.

For the growing family, there are highly reputable schools, and colleges.

All in all a great place to live and a great place to call home!

## Property Description

### Ground Floor

**Front Entrance** - Double glazed front entrance door with stained and leaded detail inset.

Leads through to the entrance hall which has a turned staircase off to the first floor.

A further double glazed window with aspect over the front garden area.

Solid wood parquet flooring.

Under stairs cloaks/storage cupboard.

Radiator.

**Lounge** - 18' 11" x 10' 9" (5.78m x 3.3m) Extremes to extremes.

Double glazed bay window

Solid wood fireplace with canopied grate for dual fuel fire, with tiled insert and hearth.

Built in storage shelves to the recess. Radiator.

**Rear Sitting Room/Dining Room** - 17' 1" x 13' 0" (5.23m x 3.97m) Extremes to extremes.

Chimney breast with rustic, open niche for a solid fuel stove fire and flagstone hearth.

Double glazed french doors with matching side screen windows, providing views and access to the rear garden.

Fitted Velux sky light window. Built in shelving to the recess. Radiator.





**Dining Kitchen - 25' 6" x 9' 10" (7.79m x 3.01m)** Extremes to extremes (narrowing to 4.61m to 2.15m)

Double glazed window with aspect over the side elevation.

Range of matching high gloss, base, drawer and wall mounted units.

Coordinating laminate work surface housing a ceramic single drainer sink unit, with a barrel tap, swan neck mixer tap over and contrasting tile surround.

A further work surface houses a hob, built in oven beneath, and a glass and stainless steel funnel hood, extractor fan over, with a contrasting tile surround.

A further matching unit houses a microwave.

Space for an American style fridge freezer.

A further work surface doubles as a breakfast bar. Space for a dining table.

Radiator and oak grained effect laminate flooring.

Double glazed concertina doors provide views and access to the raised decking patio and gardens beyond.

Opening to the utility room with plumbing for an automatic washing machine and full length, larder high gloss unit.

**Ground floor WC** - White, two piece suite comprising of a vanity wash hand basin with storage space beneath and low flush WC.

Partial tiling to the walls, radiator, double glazed opaque window, parquet flooring and extractor fan.

## First Floor

**Landing** - Spindle rail enclosure with a fixed staircase to the second floor.

Double glazed fire escape window with aspect over the front garden area. Radiator.

**Bedroom One** - 11' 11" x 10' 4" (3.64m x 3.16m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area. Radiator.

**Bedroom Two** - 12' 0" x 9' 9" (3.67m x 2.98m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in storage cupboard with matching overhead storage units. Radiator.

**Bedroom Three** - 8' 9" x 7' 3" (2.68m x 2.21m) Extremes to extremes.

Double glazed window with aspect over the rear garden area. Radiator.



**Bedroom Four - 9' 4" x 7' 5" (2.87m x 2.27m) Extremes to extremes.**

Double glazed fire escape window with aspect over the rear garden area and a further double glazed window with aspect over the side elevation.

Radiator.

**Bathroom - Extremes to extremes.**

Double glazed window with aspect over the front garden area and a further double glazed window with aspect over the side elevation.

White four piece suite comprising of a panel bath, pedestal wash hand basin, low flush WC and separate walk in shower enclosure.

Contrasting tile surround with mosaic effect tile detail inset.

Chrome fittings to the sanitary ware.

Underfloor heating, extractor fan, radiator and ceramic tile flooring.

**Second Floor**

**Landing** - Small landing area leads to:-

**W.C.** - White 2 piece suite comprising of a vanity wash-hand basin and low flush W.C.

Velux window, chrome towel rail/radiator, laminate flooring, extractor fan, sliding door and storage to the eaves.

**Bedroom Five - 10' 0" x 9' 9" (3.06m x 2.99m) Extremes to extremes plus recess.**

Fitted Velux sky light windows, storage space to the eaves at either side of the room. Radiator.

**Exterior**

**Rear Garden Area** - Raised decking patio/seating area.

Tiered garden, mainly laid to lawn with shaped well stocked borders and flower beds housing numerous established trees, plants, flowers and shrubs.

Further patio/seating area.

The garden is enclosed with a high level timber, perimeter and boundary fence.

Non overlooked backdrop with mature trees.

External water supply and external lighting to front and rear.

High level timber gate to the side elevation and private drive.

**Outdoor Storage Room** - Double steel doors providing good bike/garden storage.

Power and light.

Housing Potterton Assure Combi boiler.

**Solar Panels** - Please note, there are fitted Solar Panels to the roof creating no cost electricity and additional annual income.

Further information if required is with Home Estates.

**Council tax band: D**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





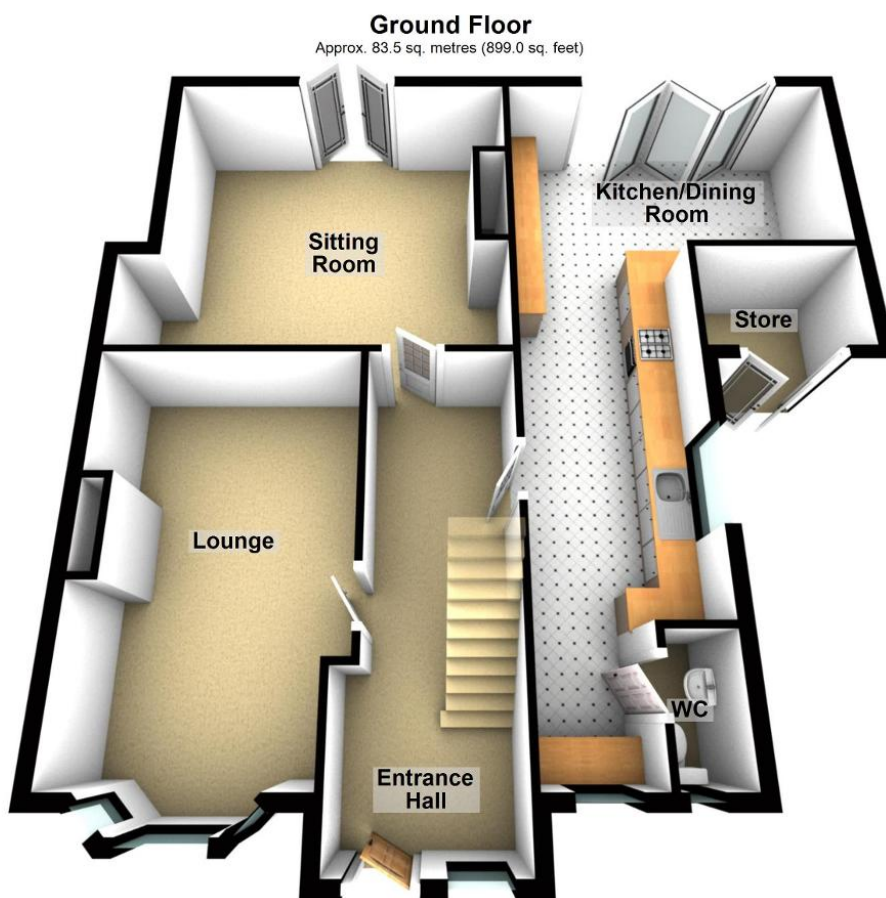








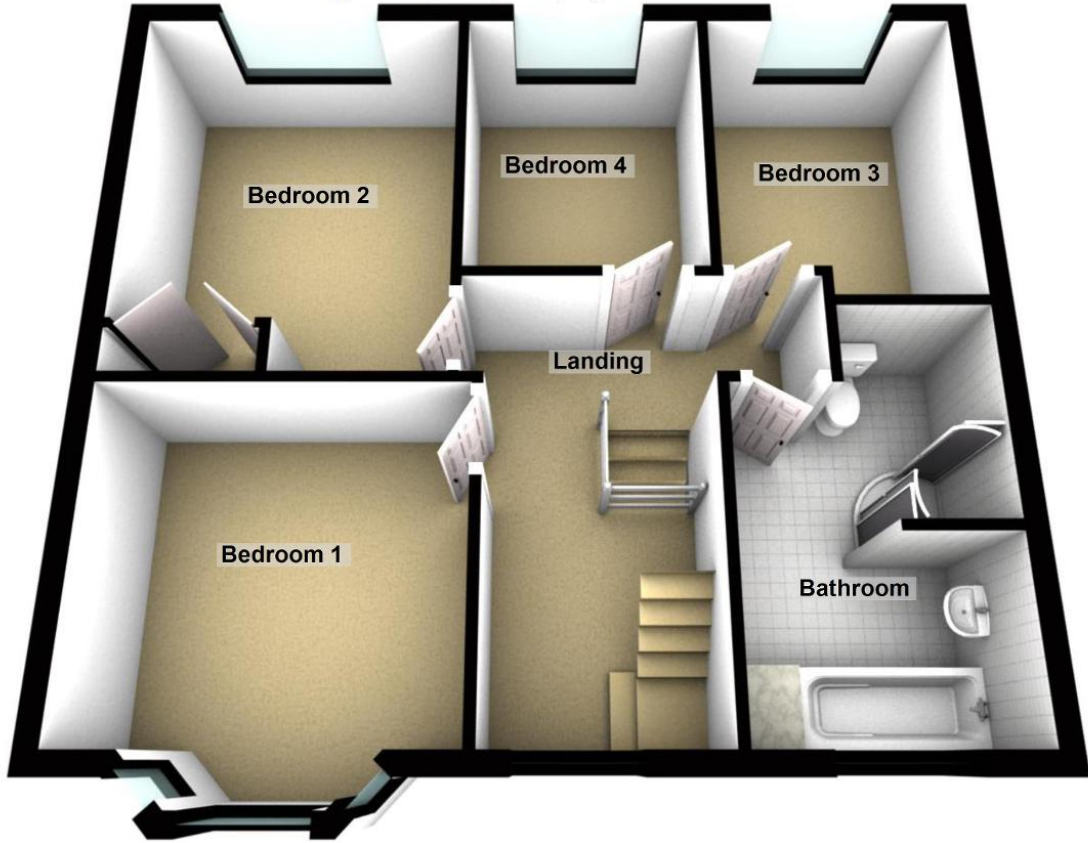
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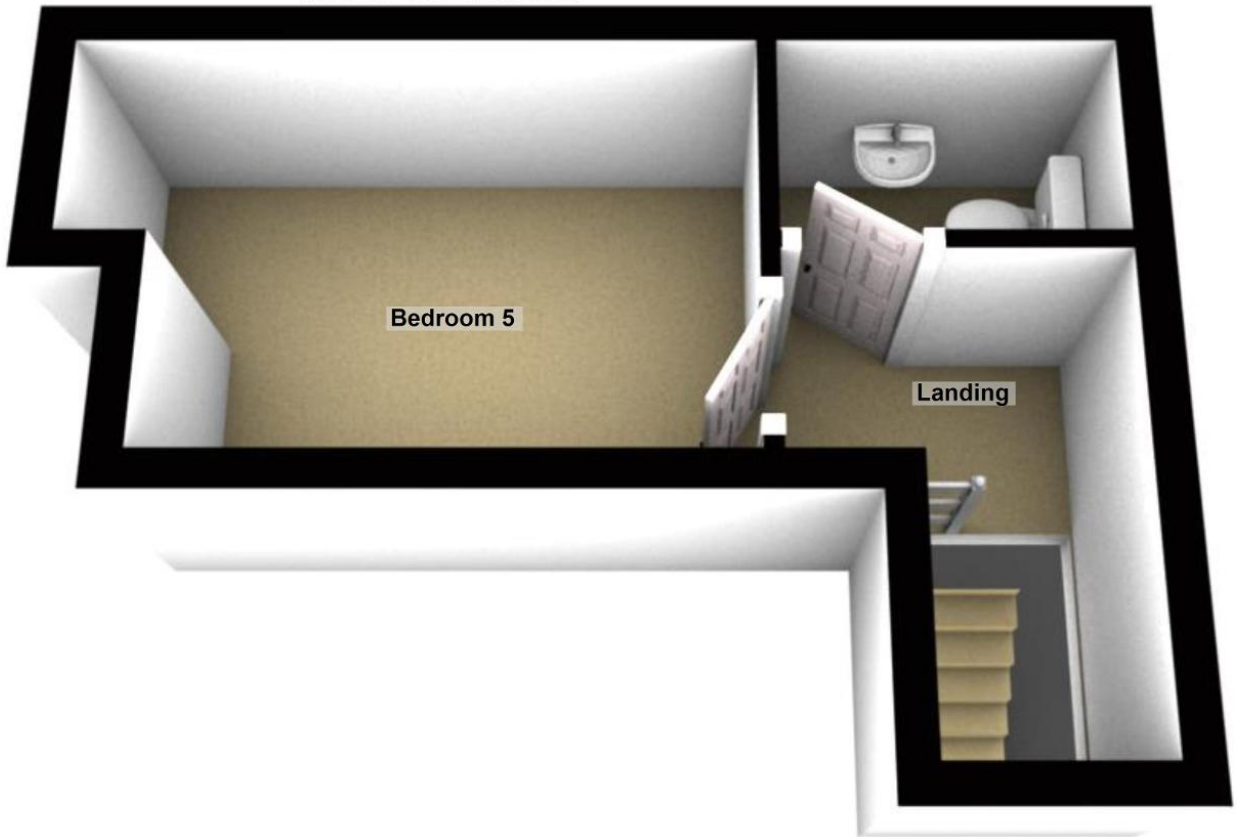
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**First Floor**  
Approx. 51.3 sq. metres (552.7 sq. feet)



**Second Floor**  
Approx. 12.4 sq. metres (133.8 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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