

4 bed detached house to buy in

Morris Croft, Cottingham, East Riding of Yorkshire, HU16 5GU

£330,000 Starting Bid

x 4 x 2 x 2

Tenure

Freehold

Driveway parking

Property features

- FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- All Furniture Negotiable
- Study & Separate Home Office
- NHBC Warranty
- EPC Rating B

Key Information

- Council Tax: Band E
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Intermittent

Arrange a viewing

Jason Nicholson
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

We are very excited to bring to the market this impressive detached family home, built by "Barratt Homes" in 2023 this property retains the remaining 7 years of NHBC construction warranty.

This stylish home is tastefully appointed throughout offering versatile accommodation including; four double bedrooms with the principal bedroom benefitting from an ensuite bathroom, a first-floor study, a family bathroom, boarded loft storage, a large open-plan kitchen diner, sizeable laundry room, a convenient ground floor W.C, a cloaks store, a generous sitting room, an integral store & a second home office.

The stylish hallway invites you into the property through a high-security composite front door, onto a luxury vinyl tiled floor which continues through the wole of the ground floor accommodation. The décor is striking, on-trend and is elegantly simple!

You firstly come to the family sitting room on the left of the hallway, benefitting from bespoke wooden blinds to the front for privacy and acoustic panelling to the wall to make a perfect place for the whole family to relax together.

The Ground Floor W.C is directly off the hallway, comprising of a close-coupled W.C, a pedestal wash basin, extraction & the luxury vinyl tiled floor continues through to this room. Adjacent to the W.C is a conveniently located Cloak room and further along the hall is a large understairs store room, currently housing a condensing tumble dryer & boot storage.

There is a fantastic open-plan Dining Kitchen with seating area & double French doors which lead out to the large private garden. This bright and airy room is the perfect arrangement for cooking with the family or for entertaining friends. The kitchen benefits from integrated appliances including a full-size dishwasher, a larder-style fridge freezer, a fan-assisted oven at high-level, a four ring gas hob with externally vented extraction over. Featuring Silestone splashbacks & a range of wall and base units in Powder Blue, with contrasting Silestone work surfaces atop.

Leading from the kitchen is a conveniently located laundry room providing space for a washing machine, the kitchen units continue into this room, a full-width work surface provides additional work area and a high-security composite door with window which leads to the rear garden. The IDEAL Logic H15 Gas Fired combi boiler is located within the laundry room and has just been serviced.

The property offers a generous private garden, mainly laid to lawn & boasting a covered timber pergola seating area, which catches all day sunshine. To the front of the property is an integral bike shed & store, an additional home office and off-road parking for three vehicles.

Access to the first-floor accommodation is from the large, central, galleried landing area. There are four generous double bedrooms all stylishly decorated and with bespoke window dressings. The principal bedroom benefits from a stylish ensuite bathroom & fitted wardrobes & there is a study to the front of the property with views over the front garden.

There is an elegant family bathroom comprising of a three-piece suite and a Thermostatic shower over the bath.

The large loft is partially boarded for storage and accessed from the central landing via a hatch with a telescopic ladder. All furniture and the two laundry appliances are negotiable for purchase with the property.

Viewing is highly recommended as we are expecting significant interest in this property, this is a fabulous home and is ideal for the family buyer!

EPC Rating: B

Hallway

5.21m x 1.08m

Located in the centre of the property and accessed through a high-security composite door with a window. Laid to luxury vinyl tile flooring and providing access to the sitting room, W.C & Kitchen Diner on the ground floor. There is a carpeted staircase leading up to the first floor accommodation with a storage cupboard underneath & a separate cloak room.

Ground Floor WC

1.59m x 0.96m

Comprising of a close-coupled W.C and pedestal wash basin, with neutral décor a luxury vinyl tiled floor and extraction.

Sitting Room

5.22m x 2.98m

A large reception room, there is a South-facing window to the front of the property with bespoke wooden blinds, the room is laid to LVT and there is acoustic panelling to one wall.

Cloaks

0.66m x 0.95m

A conveniently placed cloak store adjacent the W.C.

Understairs Store

1.32m x 0.79m

A spacious storage cupboard with power, currently housing a condensing tumble dryer.

Living Dining Kitchen

8.09m x 3.83m

A large recreational room spanning the width of the house, laid to luxury vinyl tiles as a continuation from the hallway. Bright, airy and inviting, with French Doors & dual-aspect windows to the rear garden, both with bespoke wooden blinds. The kitchen is well-equipped with several integrated appliances, neutral in finish & colour scheme & with Silestone worksurfaces & under-cupboard lighting.

Laundry Room

2.51m x 1.64m

Styled in the same finish as the Kitchen Diner, providing convenient accommodation for laundry equipment and additional appliances. A high security composite door provides access to the rear garden.

Home Office

2.71m x 1.64m

Following a conversion of the integral garage, this 2nd home office provides an additional home workspace. Industrial in finish, it offers the opportunity to be developed further.

Bike Shed & Store

2.75m x 2.56m

The remaining section of the integral garage, offering a well-proportioned internal storage area, currently in use as a bike store.

Central Landing

3.21m x 1.12m

A spacious galleried central landing area, providing access to the four double bedrooms, family bathroom, study, laundry storage cupboard and hatch to loft storage area.

Bedroom One

3.62m x 2.61m

The principal bedroom is a large double room with a window to the rear of the property, a neutral colour scheme, vibrant window dressing, fitted wardrobes and an ensuite bathroom.

En-Suite

1.41m x 2.21m

Serving the principal bedroom, comprising of a close-coupled W.C, a pedestal wash basin & a large walk-in shower cubicle with a Mira thermostatic shower valve, extraction, shaver socket & stone-effect tiling.

Bedroom Two

4.04m x 3.11m

Located to the front of the property this generous double bedroom offers built-in wardrobes, is laid to carpet & has a bespoke Roman blind window dressing.

Bedroom Three

4.31m x 2.51m

Also located to the front of the property this generous double bedroom offers a window in the eaves as a dormer, is laid to carpet & has a bespoke Roman blind window dressing.

Bedroom Four

3.22m x 2.68m

A comfortable double bedroom to the rear of the property with views across the garden, neutral décor & a custom Roman blind provides a calming environment.

Family Bathroom

2.58m x 2.02m

Laid to LVT & offering a three piece, modern bathroom suite comprising of a large pedestal wash basin, a close-coupled W.C, panelled bath with thermostatic shower over & a glass shower screen. There is half-tiling to the walls & full tiling in the shower area in a natural stone -effect. There is a window to the rear elevation, Chrome finishes & fittings & extraction

Study

2.36m x 2.07m

A fantastic addition to an already well-appointment family home, this first floor study is the perfect room for those who work from home or for the gamers out there!

Rear Garden

Mainly laid to lawn this large private rear garden is accessed by a walkway from the front of the property, secured by high fencing and a locked gate to the perimeter. There is a covered seating area to the rear corner which attracts all-day sunshine & a patio area is accessed directly from the rear double French doors. A French drain is installed around the rear of the property.

Front Garden

Laid to black paving & gravel, providing private parking for three vehicles, there is AICO drainage to the front of the property & there is a covered storm porch

Parking - Driveway

The property benefits from 3 parking spaces on a front driveway.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Detached House

Parking: Driveway, Driveway & Garage

Year built: 2023

Construction materials: Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

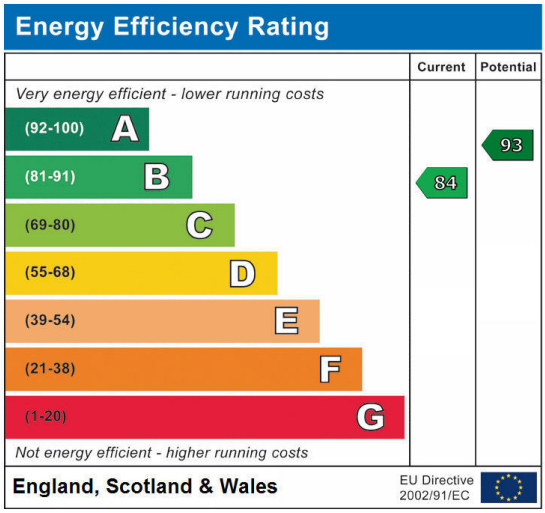
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent





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Contact your local branch today for more information on this property:

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