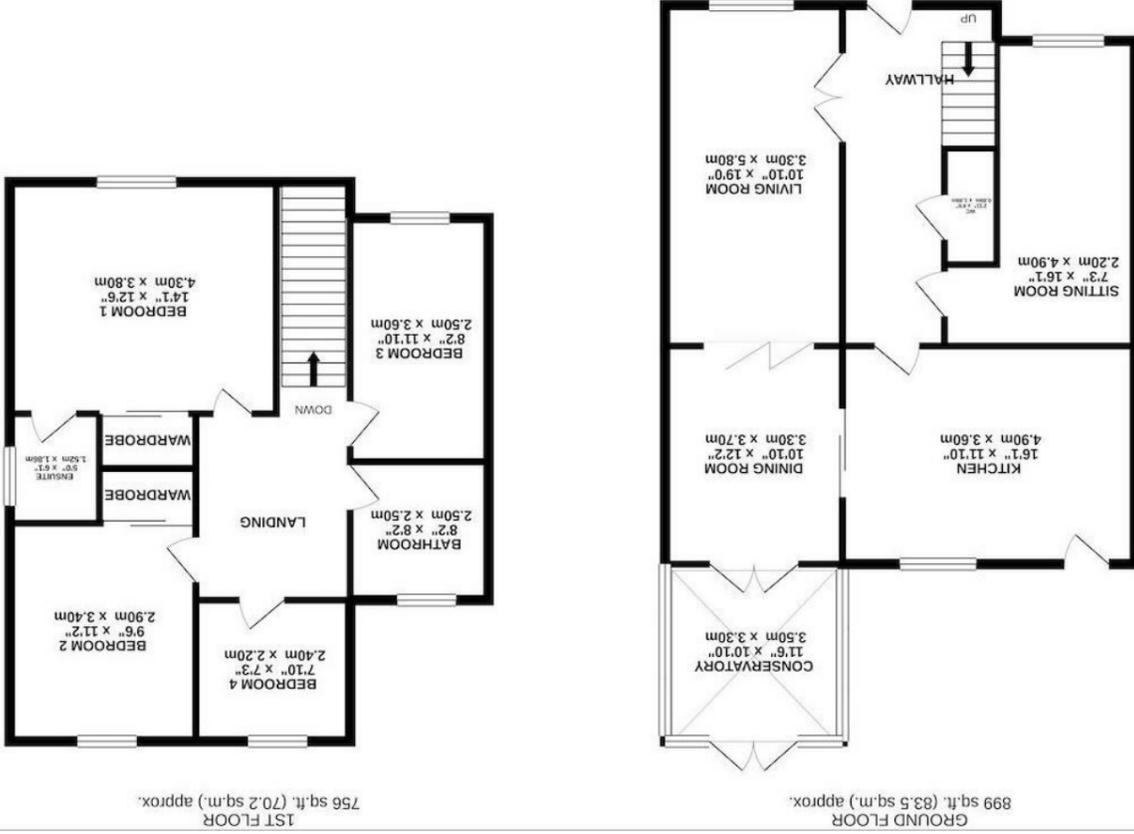


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Style- Detached

Location- Cottingham

Parking- Driveway

Offered onto the market in this highly sought after location is this four bedroom detached property boasting idyllic views of the countryside. This self build has been finished to a high standard and is immaculately presented throughout. The ground floor offers two sizeable reception rooms, a dining room, spacious kitchen, w/c and conservatory with views to the rear aspect.

Entry to the property is gained via entrance hallway at the front of the property which allows for further access to all ground floor accommodation and stairs rising to the first floor. The main living room and dining room are separated with bifolding doors that open up to allow for a larger and brighter space-ideal for entertaining. To the rear of the living and dining rooms is a conservatory with views of the garden overlooking the countryside. The sizable kitchen has space for a double oven, double fridge freezer and all other kitchen appliances. A further sitting room and w/c are located on the ground floor.

On the first floor there are three double bedrooms and a further fourth bedroom which is currently being used as a study. The master bedroom has a built in wardrobe and ensuite fitted with a shower cubicle, w/c and a vanity hand wash basin. The second bedroom also has built in wardrobe space. A further bathroom is located on the first floor fitted with a bath and separate double shower cubicle, w/c and pedestal wash basin.

The rear aspect boasts a very tidy laid to lawn garden with paved footpath leading to a raised decking area overlooking the idyllic countryside views.



Living Room

19'0" x 10'9" (5.8 x 3.3)

Dining Room

12'1" x 10'9" (3.7 x 3.3)

Conservatory

11'5" x 10'9" (3.5 x 3.3)

Kitchen

16'0" x 11'9" (4.9 x 3.6)

Sitting Room

16'0" x 7'2" (4.9 x 2.2)

W/C

5'6" x 2'7" (1.7 x 0.8)

Bedroom 1

14'1" x 12'5" (4.3 x 3.8)

Ensuite

6'6" x 6'6" (2.0 x 2.0)

Bedroom 2

11'1" x 9'6" (3.4 x 2.9)

Bedroom 3

11'9" x 8'2" (3.6 x 2.5)

Bedroom 4

7'10" x 7'2" (2.4 x 2.2)

Bathroom

8'2" x 8'2" (2.5 x 2.5)