



SYMONDS + GREENHAM

Estate and Letting Agents



47 Holtby Avenue, Cottingham, HU16 4BT Offers over £300,000

STUNNING DETACHED HOME - SPECTACULAR MODERN KITCHEN/DINER - FOUR DOUBLE BEDROOMS - GENEROUS REAR GARDEN WITH SUMMERHOUSE/BAR

This beautiful detached home is located in the lovely village of Cottingham close to Castle Hill hospital. Cottingham is home to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes. The property would be perfect for a family due to the amount of living space available while the high standard of the fixtures, fittings and decoration make this property extremely appealing to anyone looking for a home that they can move straight into without doing any cosmetic work. The property benefits from off-street parking to the front and a generous garden to the rear and internally boasts a stunning living room, a gorgeous modern kitchen/dining room, a utility room, a garage, a downstairs WC, four well decorated double bedrooms with en-suite shower room to master and a stylish family bathroom.

HOUSE OF THIS QUALITY AND SIZE IN THIS AREA ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

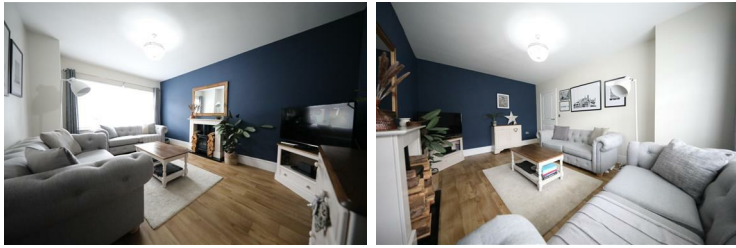
ENTRANCE HALL

With storage cupboard, stairs to first floor, door to kitchen/diner and door to...



LOUNGE

16'1 max x 10'10 max (4.90m max x 3.30m max)
With electric log burner



KITCHEN/DINER

18'9 max x 10'3 max (5.72m max x 3.12m max)
With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, integrated microwave, gas hob with overhead extractor fan, integrated fridge-freezer, integrated dishwasher, sliding patio doors to rear garden and door to...



UTILITY ROOM

With eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, door to rear garden and door to...



DOWNSTAIRS WC

With low-level WC and handbasin



FIRST FLOOR

MASTER BEDROOM

14'2 max x 9'8 max (4.32m max x 2.95m max)
With fitted wardrobes and door to...



ENSUITE SHOWER ROOM

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, tiled to splashback areas



BEDROOM 2

10'1 max x 9'2 max (3.07m max x 2.79m max)
With fitted wardrobes



BATHROOM

With low-level WC, handbasin, panelled bath with overhead shower, heated towel rail, tiled to splashback areas



BEDROOM 3

10'9 max x 9'11 max (3.28m max x 3.02m max)



OUTSIDE

The front garden is mainly laid to lawn with a driveway leading to the garage providing off street parking.
The rear garden is mainly laid to lawn with a paved patio area, a raised decking area, an area laid with gravel and a summer house currently used as a bar.



BEDROOM 4

11' max x 6'10 max (3.35m max x 2.08m max)



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

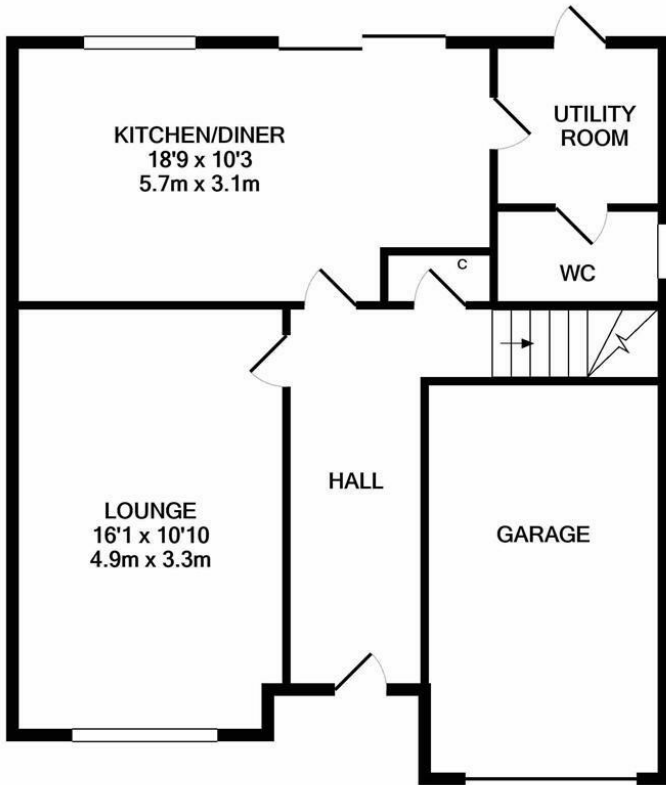
The property has the benefit of double glazing.

DISCLAIMER

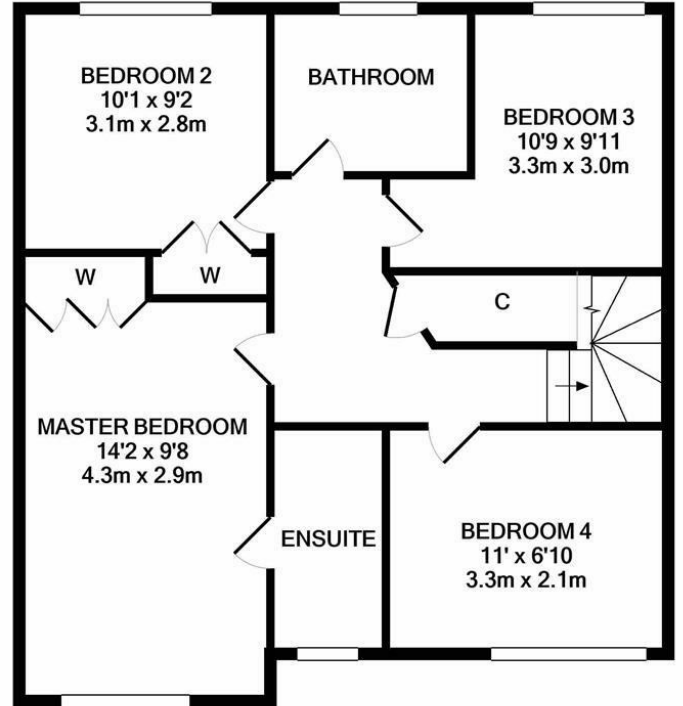
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
83	93

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

