



Plot 110 Merchants Gate, Castle Road, Cottingham

£364,995

SAVE UP TO £10,000 - INCENTIVES AVAILABLE - BRAND NEW DETACHED RESIDENCE - Impressive 4 Bedroom family home which boasts a contemporary, open-plan design with a stunning Living Family Kitchen

INTRODUCTION

ONE OF ONLY TWO REMAINING PROPERTIES - This BRAND NEW 4 Bedroom Detached Home is built in the 'Sandringham' design by Bellway Homes. A superb layout for the modern family and finished to a high standard with Roca sanitaryware and Zanussi appliances. This fabulous home boasts a stunning Family Living Kitchen, all 4 Bedrooms are of double proportions and the master benefits from En-Suite facilities. A double garage includes a driveway providing extensive parking facilities

LOCATION

This exciting development of 3 and 4-bedroom new homes off Castle Way, Cottingham is ideally situated to benefit from a picturesque locale in England's largest

village. Cottingham approximately five miles to the North of Hull city centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

The spacious ground floor living accommodation incorporates stylish design features such as bay windows and elegant French doors, maximising natural light throughout this level. The open-plan kitchen, dining and family area comes complete with integrated stainless steel oven hob and hood, modern work surfaces and stylish chrome-finish downlighting. French doors to both the family and dining areas lead onto the rear

garden, while an adjoining utility room also provides convenient outdoor access from the kitchen.

ENTRANCE HALL

The welcoming Entrance to the property features a staircase to first floor accommodation with storage cupboard beneath, Cloakroom/WC facilities off

CLOAKROOM/WC

Fitted with a two piece Roca suite featuring WC and pedestal wash basin, partial tiling to walls and a chrome heated towel rail

LIVING ROOM 16'2 x 11'5 (4.93m x 3.48m)

A generous living room which is provided much natural light via an attractive, front-facing bay window

STUDY 11' x 10' (3.35m x 3.05m)

A dual aspect room with windows to both side elevations

FAMILY LIVING KITCHEN 15'1 x 29'2 (4.60m x 8.89m)

The spectacular open-plan Family Dining Kitchen area is the 'heart of the home' and



features a comprehensive range of wall and base units, modern work surfaces and sink unit with mixer tap, integrated Zanussi appliances include stainless steel oven, hob beneath extractor hood and dishwasher. A central island doubles as a breakfast bar with additional kitchen units. The tiled flooring features throughout and French doors to both the family and dining areas lead onto the rear garden

UTILITY ROOM 6'6 x 5'1 (1.98m x 1.55m)

Adjoining the Kitchen and having matching wall and base units, modern work surfaces and sink unit with mixer tap, a continuation of the tiled flooring, space and plumbing for automatic washing machine and tumble dryer. A door allows access to the side of the property

FIRST FLOOR

On the first floor, there are four double bedrooms, with the master boasting a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, benefiting from Roca sanitaryware and complementary wall tiling with decorative aluminium trim.

LANDING

With airing cupboard and access to rooms at first floor level

BEDROOM 1 15'1 x 11'5 (4.60m x 3.48m)

This excellent double bedroom features a window to front elevation and En-Suite facilities off

EN-SUITE 5'3 x 6'10 (1.60m x 2.08m)

This contemporary En-Suite shower room features a three piece suite comprising WC

with concealed cistern, wash basin housed within vanity unit and shower cubicle, finished with tiled flooring and part tiled walls, chrome heated towel rail

BEDROOM 2 16'7 x 10' (5.05m x 3.05m)

A further excellent sized double bedroom featuring windows to front and side elevation

BEDROOM 3 11'4 x 10' (3.45m x 3.05m)

This double room is located to the rear of the property

BEDROOM 4 9'7 x 10'2 (2.92m x 3.10m)

An excellent sized 4th Bedroom with window to rear elevation

BATHROOM 5'6 x 8' (1.68m x 2.44m)

A modern family bathroom, benefiting from three piece Roca sanitaryware comprising WC, wall mounted wash basin and panelled bath, complementary floor and wall tiling with decorative aluminium trim

OUTSIDE

The enclosed rear garden is laid to lawn with fencing and flagstone patio adjoining the property

DOUBLE GARAGE

With individual up and over door

VIEWING

Contact Philip Bannister & Co on (01482) 668663 for further information on viewing availability

AGENT NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline

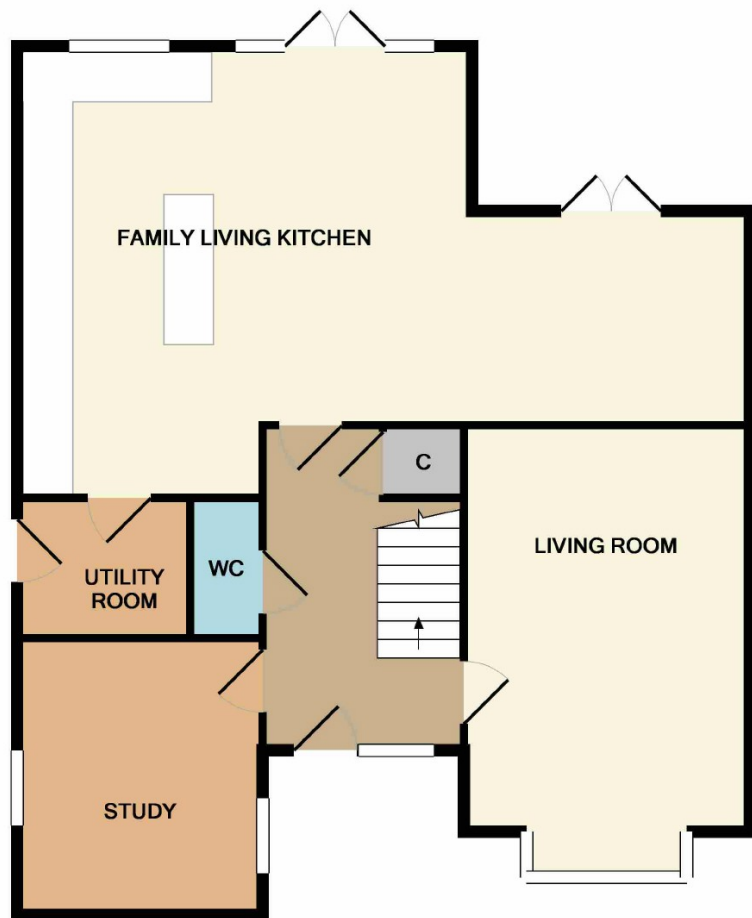
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Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.







GROUND FLOOR



1ST FLOOR

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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