



Gardenia Cottage Church Lane, Atwick YO25 8DH
£335,000

- Beautiful, modern, bespoke house
- Stunning open plan living dining kitchen
- Superb flexibility of living space
- 3/4 ground floor bedrooms
- Principal bedroom with en-suite
- Off street parking and garage
- Superb village location
- Air source heat pump
- Help to Buy available
- EPC:

THE PROPERTY

Soon to be completed, Gardenia Cottage is a fabulous bespoke new build property situated within this sought after village on East Yorkshire's coast. Boasting a very high specification which includes air source heating, the property has a stunning modern layout with the centrepiece being a very large open plan living dining kitchen with a vaulted ceiling, giving great flexibility of living space. The property has a beautiful light and bright atmosphere and an extremely high specification. Viewing now available.

LOCATION

Atwick is an attractive village and civil parish in Holderness in the East Riding of Yorkshire. The village is near the coast, and 2 miles (3.2 km) north of Hornsea on the B1242 road which leads North to Bridlington. The property is situated on Church Lane which leads directly off from Hornsea Road in the centre of the village.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

20'1" x 4'2" (6.12m x 1.27m)

A light and bright entrance hall with a modern composite front door with glass panel, two double sized cupboards with oak fronts, and doors lead through into the 2/3 bedrooms and house bathroom. Archway to the rear opens into the stunning living dining kitchen.

LIVING DINING KITCHEN

35'8" x 17'5" (10.87m x 5.31m)

A fabulous open plan space with a superb light and bright feel courtesy of its triple floor to ceiling windows/bi-fold doors opening onto the garden. There are a further six skylights in the vaulted ceiling and attractive modern wall lighting. Providing flexibility of living space, the beautiful bespoke kitchen has attractive dark grey fronts and contrasting stone worksurfaces with matching upstand and splashback. Curved centre island with inset stainless steel sink, further sink in the wall unit, integrated double oven, electric hob and extractor over. Integrated fridge freezer and dishwasher. Fabulous wooden plank style tiled flooring.

UTILITY ROOM

4'10" x 5'2" (1.47m x 1.57m)

Space and plumbing for washing machine and tumble drier.

CLOAKROOM

5'2" x 2'9" (1.57m x 0.84m)

Two piece sanitary suite comprising close coupled WC, wall hung hand wash basin and cupboard housing the manifolds for the underfloor heating.

LOUNGE / BEDROOM 4

12'8" x 11'0" (3.86m x 3.35m)

A well proportioned room positioned to the front of the property with attractive sash window.

PRINCIPAL BEDROOM

12'6" x 12'5" (3.81m x 3.78m)

Positioned to the very rear of the property and with French doors overlooking the garden, a door leads through into the en-suite shower room.

EN-SUITE SHOWER ROOM

4'5" x 12'5" (1.35m x 3.78m)

Three piece sanitary suite comprising close coupled WC, wall hung vanity unit with inset hand was basin and double shower enclosure. Window to the rear elevation and skylight to ceiling.

BEDROOM 2

10'2" x 11'3" (3.10m x 3.43m)

Window to the rear aspect overlooking the garden.

BEDROOM 3

11'3" x 10'4" (3.43m x 3.15m)

Window to the front elevation.

BATHROOM

7'5" x 7'8" (2.26m x 2.34m)

Three piece sanitary suite comprising corner bath with inset seat and overhead shower with separate thermostatic controls, close coupled WC and wall hung vanity hand wash basin. Chrome heated towel rail, partially tiled walls and attractive porcelain tiled floor.

OUTSIDE

The property is set back from Church Lane with a brick sett drive leading up to the front of the property providing ample parking for at least three cars.

GARAGE

20'1" x 9'8" (6.12m x 2.95m)

Electric up & over door and further roller shutter door providing access to the rear garden.

REAR GARDEN

The rear garden is accessed directly from the bi-fold doors in the living dining kitchen or the principal bedroom. A wide stone flagged patio area has inset lighting and leads out onto a lawned garden.

SERVICES

Electricity and mains drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from air source under floor heating.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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