



**West End Road, COTTINGHAM HU16 5PA**

**Welcome to**

**West End Road, COTTINGHAM**

GUIDE PRICE £450,000 - £475,000

Stunning Home In Cottingham with - Porch, Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen/Breakfast Room, Utility Room, Ground Floor Cloakroom, 4 Bedrooms (One with En Suite), Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



## Entrance Hall

With door to the front.

## Entrance Porch

With door to the front and double glazed window to the side.

## Cloakroom

With double glazed window to the front, low level wc, wash hand basin, bidet and extractor fan.

## Lounge

With double glazed windows to the front and side, gas fire with wooden surround, 2 radiators, wall light points, television point (incorporating satellite and wired ethernet cable) and coving to the ceiling.

## Dining Room

With double glazed window to the side, radiator and fibre broadband point.

## Garden Room

With double glazed window to the side, electric fire with wooden surround, wall light points, radiator, large and deep storage cupboard and double glazed french style doors leading to the Rear Garden.

## Kitchen/Breakfast Room

Fitted kitchen with a range of wall and base units, feature wall storage with glass fronted doors and illumination, marble work surfaces, sink and drainer unit, space for a range style cooker, pantry, storage cupboard, integrated dishwasher, integrated fridge, radiator, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

## Utility Room

With base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge freezer, double glazed window to the rear and double glazed door to the front.

## First Floor

### Landing

Galleried landing with coving to the ceiling.

### Bedroom 1

With double glazed windows to the front and side, radiator and fitted wardrobes.

### Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### En Suite

En Suite with shower cubicle, low level wc, wash hand basin and double glazed window to the side.

### Bedroom 3

With double glazed windows to the front and rear and radiator.

### Bedroom 4

With double glazed window to the rear, radiator, coving to the ceiling and 2 built in cupboards housing central heating boiler and hot water tank.

### Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, radiator, loft access and windows to the side and front.

## Outside

### Front Garden

With hedges and gravelled driveway providing off street parking for several vehicles.

### Rear Garden

Extensive, established garden with lawned area, paved patio areas, trees and shrubs.

### Garage

Garage with up and over door to the front and wooden garage doors to the rear.



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## Welcome to

## West End Road, COTTINGHAM

- GUIDE PRICE £450,000 - £475,000
- Extensive Home For Sale In Cottingham - 4 Bedrooms ( One With En Suite)
- 3 Receptions Rooms & Utility Room
- Off Street Parking & Garage
- Substantial & Spacious Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111172 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



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