



SYMONDS + GREENHAM

Estate and Letting Agents



26 Orchard Croft, Cottingham, Yorkshire HU16 4HG

£475,000

OUTSTANDING FOUR BED DETACHED HOME - POPULAR VILLAGE LOCATION - STUNNING REAR GARDEN BACKING ON TO FIELDS

Welcome to Orchard Croft, Cottingham - a truly remarkable property that offers the perfect blend of comfort and style. This incredible four-bedroom detached home is located in the sought-after village of Cottingham, providing easy access to a variety of amenities including shops, supermarkets, cafes, bars, and restaurants. Upon entering this exquisite property, you will be greeted by two spacious reception rooms that are perfect for entertaining guests or simply relaxing with your family. The interior of the house has been extended and finished to an impeccable standard, boasting a modern open-plan lounge/diner, a well-equipped kitchen, a convenient WC, and an integral garage on the ground floor. As you make your way upstairs, you will discover four beautifully appointed bedrooms, including a master bedroom with an ensuite bathroom, as well as a family bathroom for added convenience. The property also offers ample parking space for up to four vehicles, ensuring that you and your guests will never have to worry about finding a spot. One of the standout features of this property is its stunning rear garden, which is situated on a corner plot and overlooks picturesque fields which have had a large number of trees planted in them to develop a new woodland, providing a tranquil and scenic backdrop for outdoor gatherings or simply unwinding after a long day. Don't miss this opportunity to own a piece of paradise in the heart of Cottingham. Contact us today to arrange a viewing and experience the beauty of Orchard Croft for yourself.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE/DINER

22'8 x 12'8 max (6.91m x 3.86m max)

An incredible family space, stylishly decorated that opens out through to the kitchen.

KITCHEN

13'1 x 15'4 max (3.99m x 4.67m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven, an integrated hob, a sink and drainer unit and an integrated fridge freezer.

WC

With a low level WC and a hand basin.

GARAGE/UTILITY ROOM

16'8 x 8'3 max (5.08m x 2.51m max)

With plumbing for a washing machine and space for a tumble dryer.

FIRST FLOOR

BEDROOM 1

11'4 x 12'8 max (3.45m x 3.86m max)

A wonderful main bedroom with ensuite access.

BEDROOM 2

11'2 x 9'1 max (3.40m x 2.77m max)

Another fantastic bedroom.

BEDROOM 3

7'3 x 7'4 max (2.21m x 2.24m max)

BEDROOM 4

7'3 x 7'2 max (2.21m x 2.18m max)

BATHROOM

With a low level WC, a hand basin and a panelled bath.

OUTSIDE

The property benefits from off street parking for multiple vehicles, an integral garage and an incredible rear garden that is laid to lawn and backs on to a wonderful field giving a tremendous outlook. The property also has a railway line with silent tracks that runs down the side of the property.

CENTRAL HEATING

The property has the benefit of gas central heating, boiler and radiators were fitted recently and benefit from a 15 year guarantee from when they were fitted. They were inspected for the first time in March of this year. (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

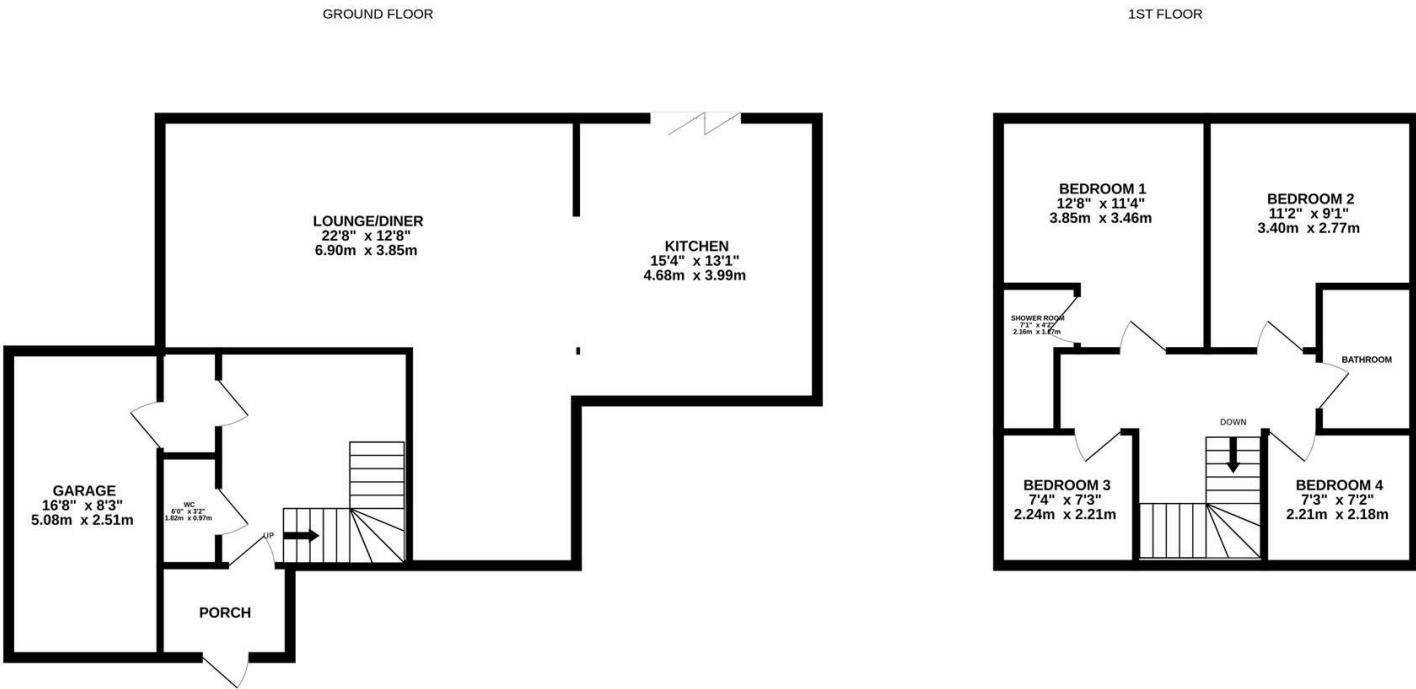
DISCLAIMER

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.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

