



30 Devon Street, Cottingham
Cottingham

£260,000


lovelle



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Cottingham

As you enter the spacious hallway your eyes are immediately drawn upwards to the original plasterwork corbels, decorative coving & a period ceiling rose, all setting the tone for the perfect blend of traditional features & modern upgrades which present themselves as you journey around this fabulous home.

Through into the impressive sitting room, a full height walk-in bay window floods the room with natural daylight while period plasterwork coving adorns the high ceiling. A grand reception room in which to entertain friends or relax at the end of a busy day.

Along the hallway & to the second reception room, nestled in the centre of the house & currently used as sitting room. This room offers versatility in use such as an office, play room or a dining room. High ceilings & a large window onto the rear garden make this a bright, airy & welcoming space. A large understairs storage cupboard is accessed directly from this room.

Through the sliding, barn-style Oak door & into the rear of the property you are met by the open & spacious kitchen diner. Dual-aspect windows & a glazed door flank the side elevation, flooding the room with all-day sunshine. An elegant & timeless Shaker kitchen is topped with solid Oak worksurfaces, natural stone-effect tiling warm the colour pallet & a Belling range cooker with a large extraction hood over completes the styling.



The dining area is a seamless extension of the kitchen, period plasterwork coving & ceiling rose are to the high ceiling, driftwood panelling is to the chimney breast framing an electric, stove style fire. Double French doors open onto the patio & private rear garden allowing outdoor & indoor living to flow effortlessly.

The principal bedroom is a large double room with dual-aspect windows to the front of the property, flooded with daylight it offers a range of fitted wardrobes, a wall closet & a stunning period slate, cast-iron & tiled fireplace.

Bedroom No. 2 is a generous double room with a window to the rear elevation, there is a wall closet & an original cast iron fireplace adding period charm. Bedroom No. 3 is to the rear of the property, this is another large double room with a window offering views over the rear garden & a beautiful period cast iron fireplace. Bedroom No. 4 is to the side of the property & is a generous single room.

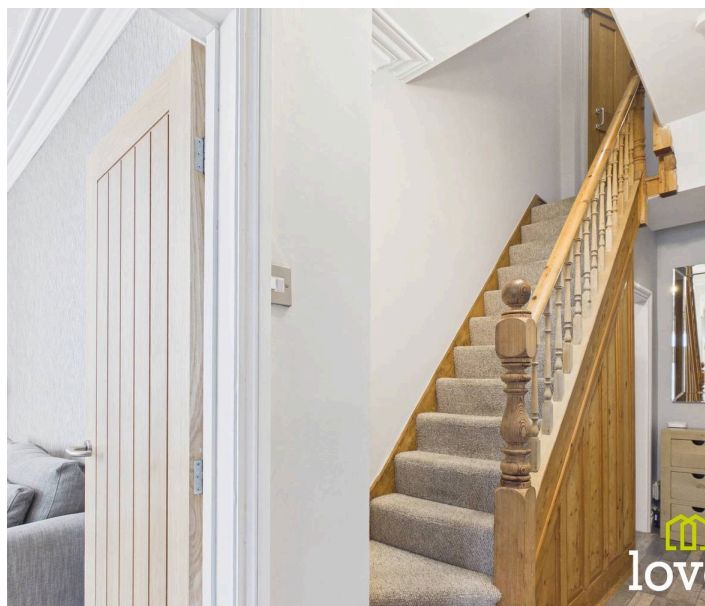
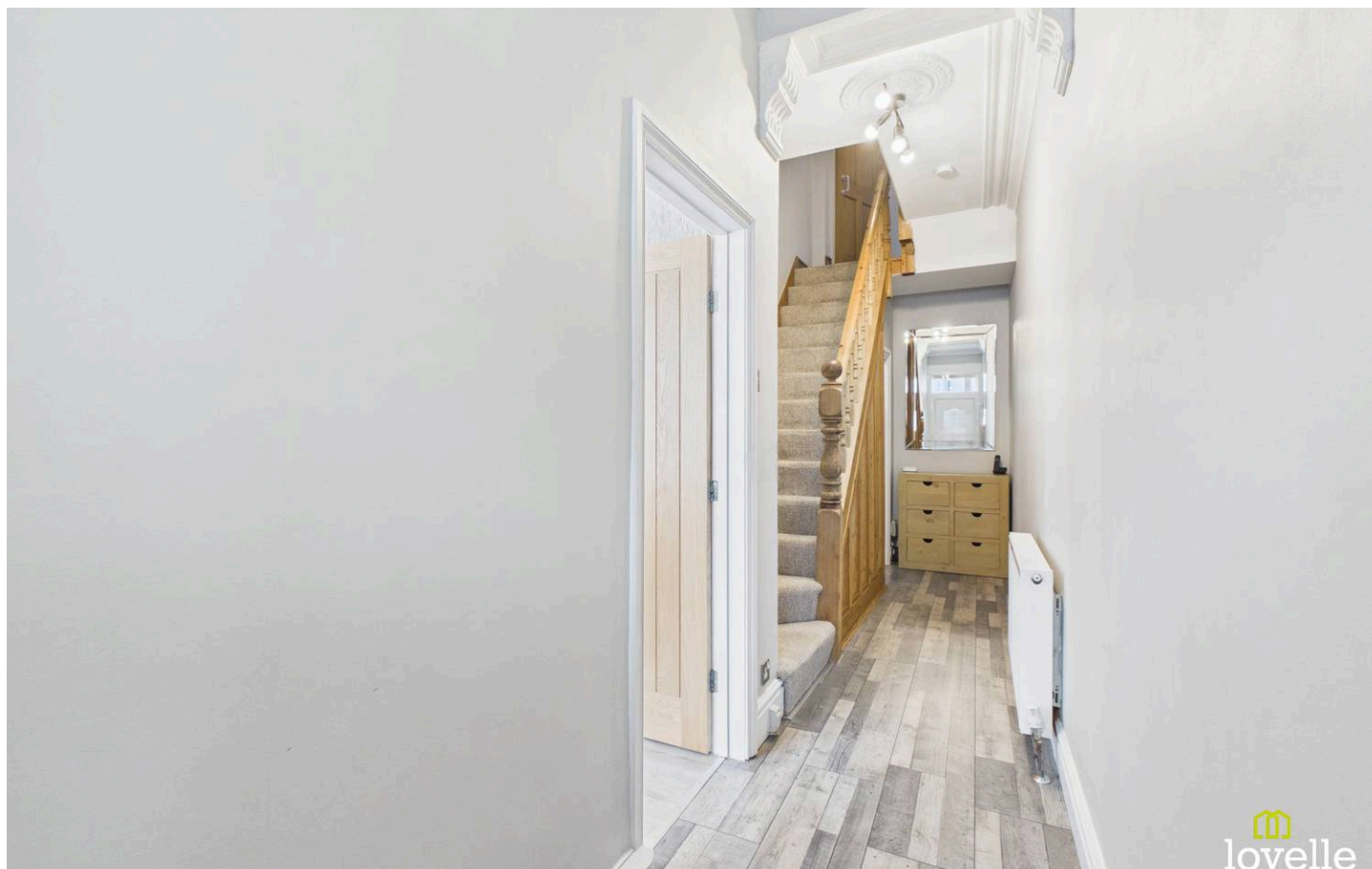
A family bathroom sits between the bedrooms, it boasts a high-specification, three piece suite with a dual-head thermostatic shower, large wash basin & close-coupled W.C. finished with bright Chrome fittings & a Chrome towel radiator.

Outside & to the front of the property is a block-paved courtyard sat behind decorative wrought-iron fencing. To the rear of the property is a large, private & enclosed established garden featuring a patio area adjacent to the house & a lawned area framed by established borders of mature shrubbery. A gravel path leads down to three timber garden sheds & rear access out to Exeter Street & Cottingham Train Station. There are two traditional outhouses, one has been re-purposed as laundry room, the other is a convenient store room, both are fitted with power & lighting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Lobby

6' 0" x 5' 2" (1.83m x 1.58m)

An enclosed entrance lobby providing a convenient storm porch. The room is formed by fully double glazed units & a half-glazed entrance door, the walls are plastered & the floor is tiled & a further half-glazed uPVC door leads to the hallway.

Hallway

22' 8" x 3' 5" (6.91m x 1.03m)

A spacious hallway providing access to both reception rooms & the kitchen diner beyond, carpeted stairs lead to the first floor. Period features include decorative plasterwork coving, corbels & ceiling rose & the original pitch pine staircase with balustrade & spindles. All internal doors have been updated to Oak in a modern style, architraves & skirting have also been replaced & the room boasts impressively high ceilings.

Sitting Room

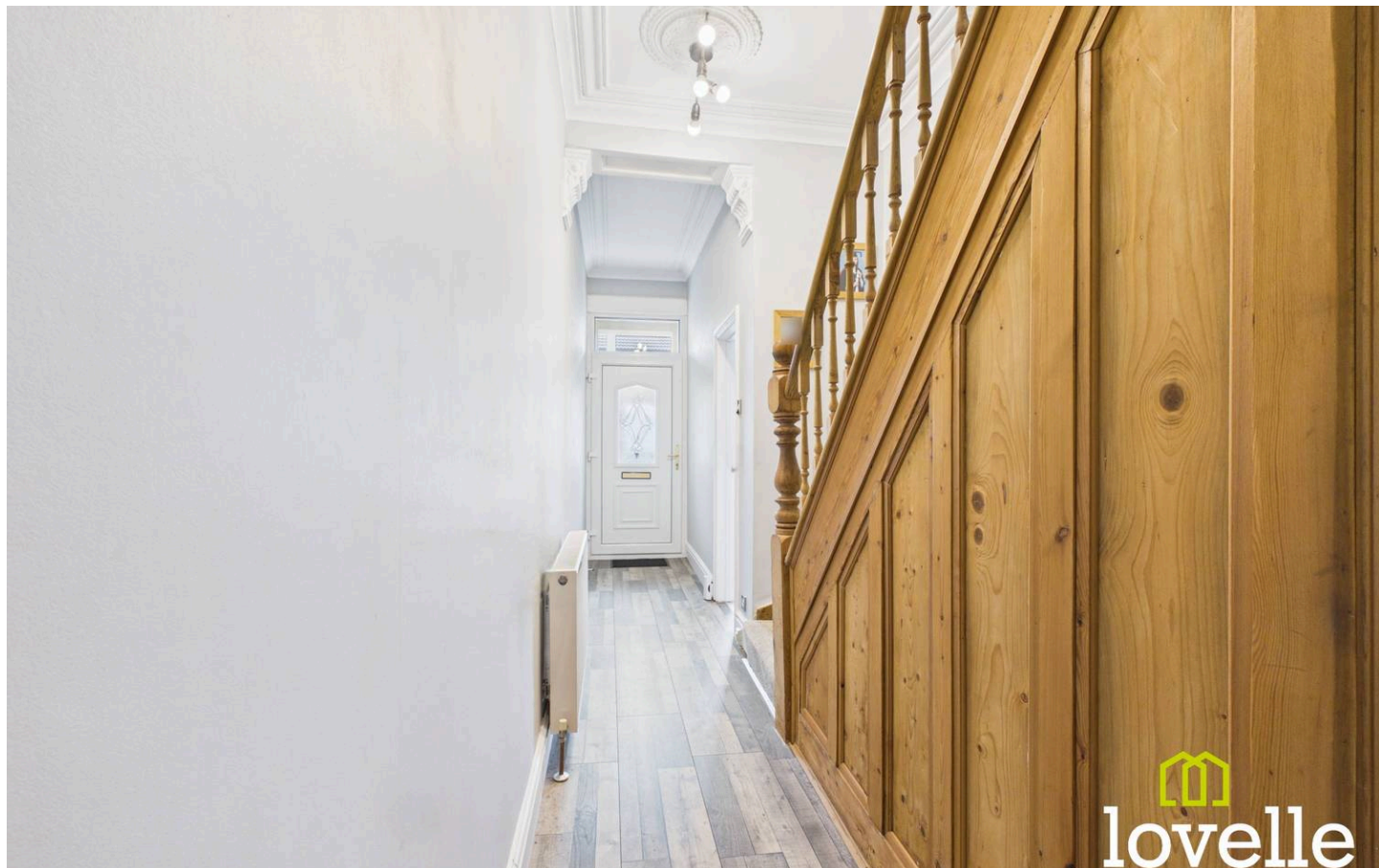
13' 3" x 14' 2" (4.04m x 4.31m)

A large reception room to the front of the property, flooded with natural light from the large walk-in bay window. A solid Oak fire surround houses an electric, log-burning-stove style fire. The room features high ceilings, decorative plasterwork coving & ceiling rose. The bay window is fitted with custom-made plantation shutters, the floor is laid to wood-effect laminate, the timber architraves & skirting have also been replaced.

Dining Room

10' 8" x 12' 0" (3.24m x 3.66m)

A second reception room or dining room with a large window to the rear garden, laid to laminate flooring & with custom-made plantation shutters to the window. Access to the understairs storage cupboard is via this room & also to the kitchen diner, via an Oak, sliding barn-style door.





Kitchen Diner

26' 11" x 11' 2" (8.20m x 3.41m)

A vast, triple-aspect room with two large windows & a half-glazed door to the side elevation, double French doors with side & top lights are to the rear elevation, all flooding the room with natural daylight. The kitchen features a range of shaker-style base & wall units in bright white with solid Oak worksurfaces over, there is natural stone-effect splashback tiling, a fabulous Belling range oven with extraction over, with space provided for a dishwasher & washing machine. A high ceiling, plasterwork coving, a large & decorative ceiling rose feature fireplace are to dining area.

Central Landing

13' 11" x 3' 1" (4.25m x 0.94m)

A large & impressive split-level landing, providing access to the four bedrooms, the family bathroom & access to the loft storage area via a ceiling hatch.

Bedroom No. 1

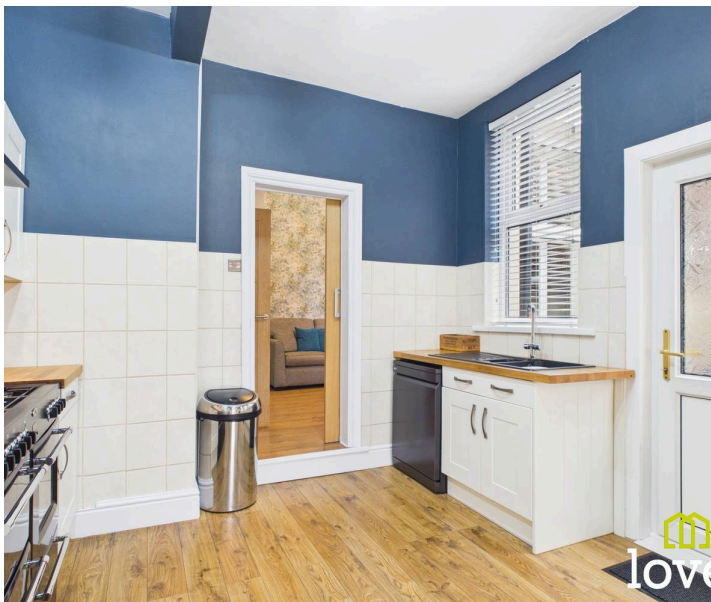
15' 11" x 11' 6" (4.85m x 3.50m)

A large double bedroom to the front of the property filled with light from the dual-aspect windows, both fitted with custom-made plantation shutters. The room is laid to laminate flooring, there are fitted wardrobes in natural Oak, a stunning slate fire surround framing an original cast iron & tiled fire insert with a tiled hearth.

Bedroom No. 2

9' 6" x 12' 0" (2.90m x 3.67m)

A spacious double bedroom located in the centre of the property with a large window overlooking the rear garden. The room is laid to laminate flooring, there is recently-installed natural Oak door leading to a wall closet & a wonderfully original cast iron fireplace. The timber skirting & architraves have been replaced in this room & the window is fitted with custom-made plantation shutters.





Family Bathroom

5' 2" x 5' 3" (1.58m x 1.60m)

A fabulously presented family bathroom featuring a three-piece suite, comprising of a corner cubicle with dual-head thermostatic shower, a close coupled W.C & a large wash basin sat within a storage cupboard. The walls are full-lined with water-proof panelling, the suite & fittings are modern, stylish & of high specification, there is a mirrored vanity unit & a Chrome towel radiator.

Bedroom No. 3

10' 6" x 12' 3" (3.21m x 3.73m)

A large double bedroom to the rear of the property featuring a large window with views over the rear garden, the window is fitted with custom-made plantation shutters. There is an original cast-iron fireplace as the focal point, the room is laid to carpet, architraves & skirting have been replaced & there is a full-height, fitted airing cupboard which houses the recently serviced Worcester Bosch gas combi boiler.

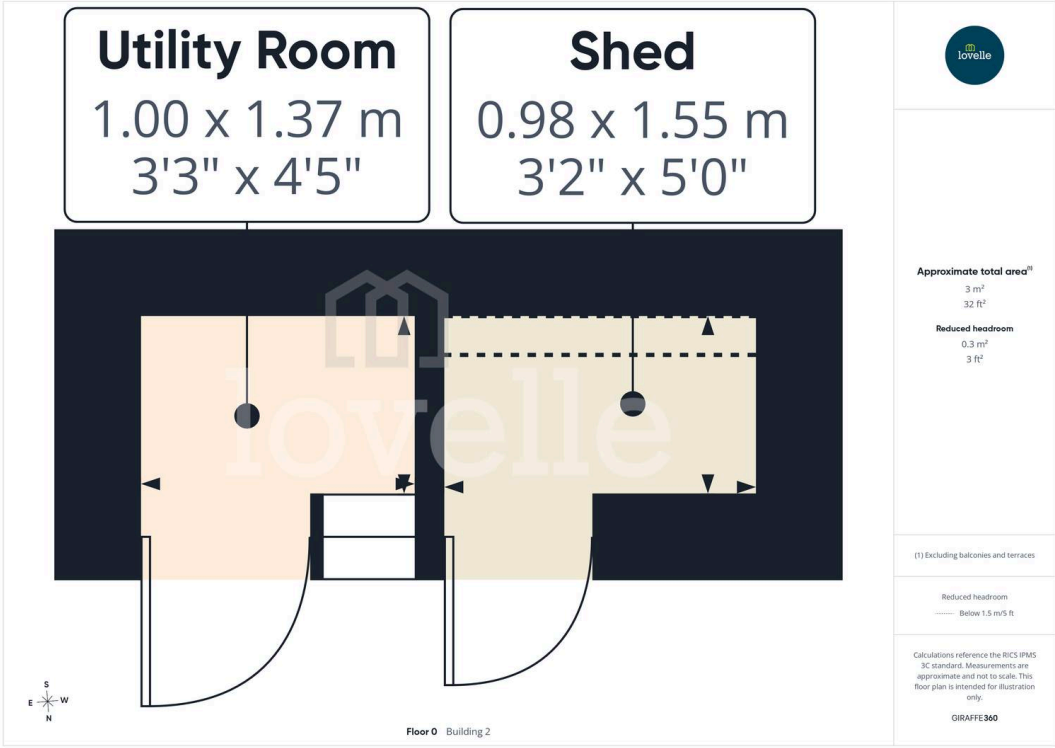
Bedroom No. 4

7' 8" x 8' 1" (2.34m x 2.46m)

A generous single bedroom located to the side of the property, laid to laminate flooring & with a large window to the side elevation. The window is fitted with custom-made plantation shutters, the architrave & skirting in this room have been replaced.

- Four Bedrooms
- End of Terrace Property
- Immaculate Presentation Throughout
- External Insulation Installed
- Close to Cottingham Train Station
- Period Features
- Large Private Garden
- Huge Kitchen Diner
- Maintained & Upgraded
- Outbuildings





VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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