



**New Village Road, Cottingham HU16 4ND**

**welcome to**

**New Village Road, Cottingham**

Wonderful Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 3 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Book your viewing now!



### **Entrance Hall**

With double glazed door to the side, storage cupboard, radiator, coving to the ceiling and loft access.

### **Lounge**

12' 6" x 19' 8" into access ( 3.81m x 5.99m into access )  
With electric fire with wooden surround, radiator, telephone point, television point, coving to the ceiling and double glazed french style doors leading to the Conservatory.

### **Kitchen**

10' x 12' 5" ( 3.05m x 3.78m )  
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, double electric oven, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator, coving the ceiling, double glazed window to the rear and double glazed door to the side.

### **Conservatory**

9' 2" x 14' 6" ( 2.79m x 4.42m )  
With double glazed windows to the side and rear, radiator, wall light points, skylight windows and double glazed patio style doors leading to the Rear Garden.

### **Bedroom 1**

11' 8" x 12' 1" into bow window ( 3.56m x 3.68m into bow window )  
With double glazed bow window to the front, radiator and coving to the ceiling.

### **Bedroom 2**

12' 4" x 10' 3" max ( 3.76m x 3.12m max )  
With double glazed window to the rear, radiator and coving to the ceiling.

### **Bedroom 3**

6' 8" x 10' 3" max ( 2.03m x 3.12m max )  
With double glazed window to the side, radiator and storage cupboard.

### **Shower Room**

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel radiator, coving to the ceiling and double glazed window to the side.

### **Outside Front Garden**

With wall, wrought iron gates, shrubs, block paved area and timber fencing.

### **Rear Garden**

With paved patio area, lawned area, gravelled area, timber fencing and shed.

### **Garage**

16' 1" x 8' 4" ( 4.90m x 2.54m )  
With light and power and electronic up and over door.



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welcome to

## New Village Road, Cottingham

- Detached Bungalow
- Lovely Bungalow In Cottingham
- 3 Bedrooms
- Conservatory
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

offers over

**£260,000**

### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110190 - 0005

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