



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Broadlane Close, Cottingham, HU16 4DE**

### **£315,000**

SPACIOUS TWO-BEDROOM LINK-DETACHED BUNGALOW IN A QUIET CUL-DE-SAC IN SOUGHT-AFTER COTTINGHAM, FEATURING A LARGE LOUNGE, BRIGHT CONSERVATORY, MODERN SHOWER ROOM, GENEROUS GARDEN, GARAGE, AND AMPLE OFF-STREET PARKING.

Nestled in the tranquil cul de sac of Broadlane Close, this charming link detached bungalow presents a delightful retreat in the heart of the highly sought-after village of Cottingham. Conveniently located just off Cannon Gate, residents can enjoy easy access to local amenities while relishing the peace and quiet of this lovely neighbourhood.

This well-appointed bungalow boasts two spacious double bedrooms, providing ample room for relaxation and rest. The modern shower room adds a touch of contemporary elegance, ensuring comfort for all who reside here. The heart of the home is undoubtedly the expansive lounge, which flows seamlessly into a bright conservatory. This inviting space is perfect for entertaining guests or simply enjoying the picturesque garden views.

The versatile living area allows for various uses, whether it be a dining area, study, or additional lounge, catering to your lifestyle needs. The exterior of the property is equally impressive, featuring parking for up to four vehicles, a garage, and a driveway, making it ideal for families or those with multiple vehicles.

This bungalow truly offers more than meets the eye, blending comfort, style, and practicality in a highly desirable location. Whether you are looking to downsize or seeking a peaceful place to call home, this property is not to be missed. Come and experience the charm of Cottingham living in this delightful bungalow, where a warm welcome awaits you.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **COUNCIL TAX BAND**

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

#### **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.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

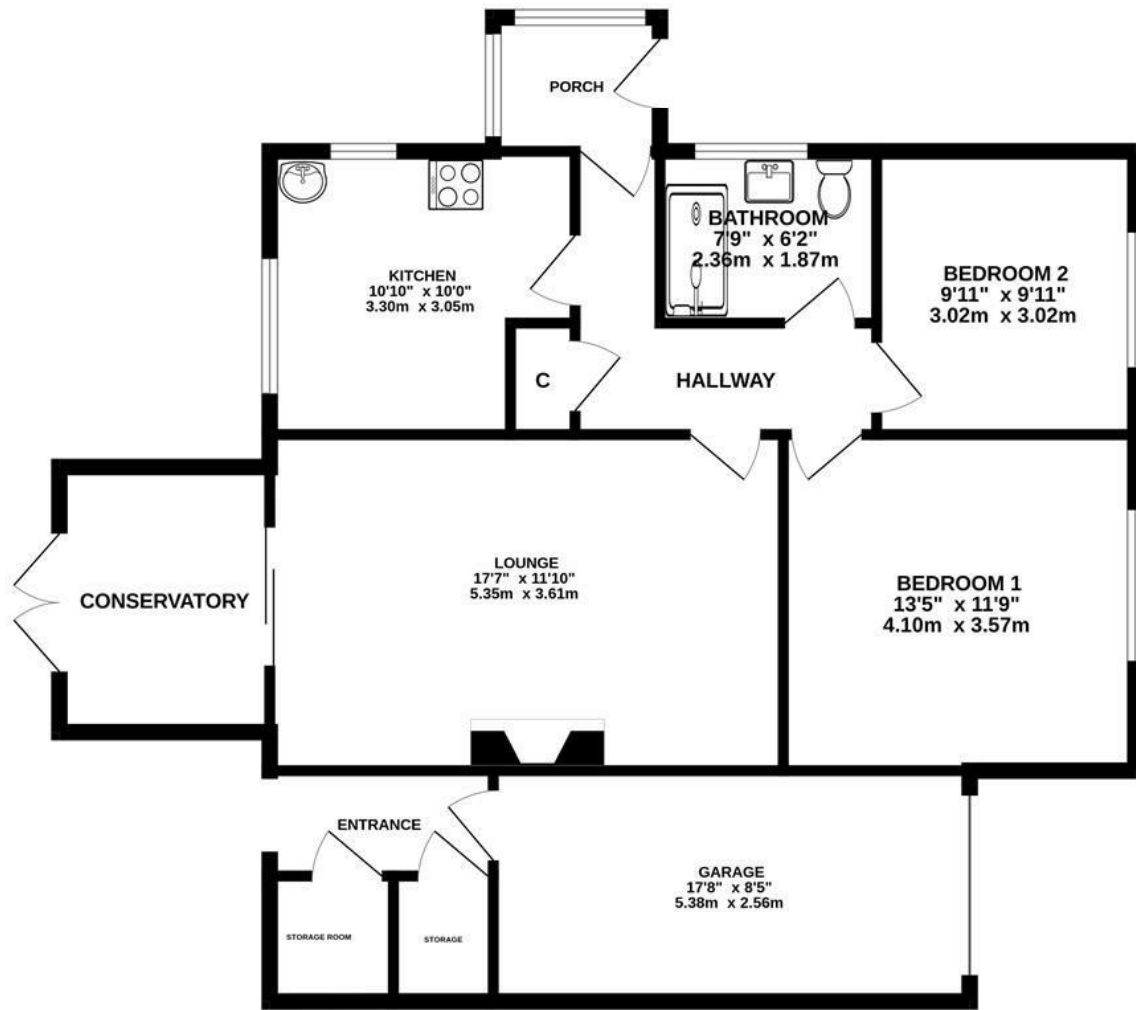
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

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

# GROUND FLOOR



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 illustrative purposes 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC