



SYMONDS + GREENHAM

Estate and Letting Agents



75 Burton Road, Cottingham, HU16 5DZ

£250,000

WELL PRESENTED AND READY TO MOVE INTO, THIS SPACIOUS THREE-BEDROOM DORMER BUNGALOW OFFERS OPEN-PLAN LIVING, A BEAUTIFUL MATURE GARDEN, GENEROUS PARKING, AND A PRIME COTTINGHAM LOCATION CLOSE TO SHOPS, SCHOOLS, AND LOCAL AMENITIES. NO CHAIN.

Nestled on the desirable Burton Road in Cottingham, this charming semi-detached dormer bungalow presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, each featuring ample storage, this property is designed and ready for modern living. The entrance hall welcomes you with built-in storage and ground floor WC that leads into a spacious open-plan living and dining area, perfect for both relaxation and entertaining.

The kitchen is thoughtfully designed, offering plenty of storage and workspace, making it a joy for any home cook. The newly installed family bathroom is well-appointed, ensuring that all your needs are met.

Outside, the property features a beautiful mature rear garden, complete with a patio and lawn, providing an ideal space for outdoor gatherings or quiet moments in nature. The private drive accommodates plenty of off street parking, and a garage with lighting and power adds further convenience.

Situated in one of Cottingham's most sought-after residential areas, this bungalow is perfectly positioned for families. It offers easy access to a variety of shops, schools, and local amenities, as well as excellent transport links for commuters. This property is presented in immaculate condition and is ready for you to move in and make it your own. Don't miss the chance to view this lovely home in a prime location.

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 "C"

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 recently installed 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



1ST 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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