



Berryfield Road, Cottingham

£210,000 Freehold

**BELVOIR!**

EPC Rating C. Council Tax A.





Located in a peaceful residential area of Cottingham, this attractive one-bedroom bungalow offers comfortable and convenient single-storey living, making it an ideal home for a single occupant or couple seeking a quiet and low-maintenance lifestyle. This spacious bungalow benefits from generous proportions throughout, having previously been laid out as a two-bedroom property and extended.

The property features a welcoming living and dining area, filled with natural light and offering a flexible space suitable for both everyday living and entertaining guests. The kitchen is thoughtfully arranged with ample worktop and storage space, providing a practical and functional environment for cooking and meal preparation.

The bedroom is well proportioned and offers a calm and relaxing retreat, while the bathroom is fitted with a colourful suite designed for comfort and convenience.

Situated close to local amenities, transport links, and the village centre, this bungalow combines a pleasant residential setting with easy access to everything Cottingham has to offer.



### Kitchen

4.47m x 4.4m (14'8" x 14'5")

Window to the front double glazed, garden door to the rear double glazed. Front door into kitchen double glazed wooden style. Fitted kitchen with wall and base units, sink and drainer, work surfaces, splashback, electric oven, gas hob, cooker hood, space for a washing machine and tumble dryer, space for a fridge/freezer, radiator, central heating boiler in the loft, two storage cupboards. Internal doors leading to:

### Living/Dining Room

5.94m x 4.41m (19'6" x 14'6")

Window to the side double glazed, double glazed French doors to the rear leading into the garden. Radiator, carpet flooring, large storage cupboard.



### Bathroom

1.72m x 1.49m (5'7" x 4'11")

Window to the rear double glazed, radiator, shower over the bath, wash hand basin, vanity mirror, low level WC, fully tiled, storage cupboard. Tiled flooring.

### Bedroom

3.94m x 3.18m (12'11" x 10'5")

Window to the front double glazed, radiator, laminate flooring.

### Front and Rear Garden

Front garden - Enclosed with metal railings, lawn with a gravel frontage, tree and shrubs.

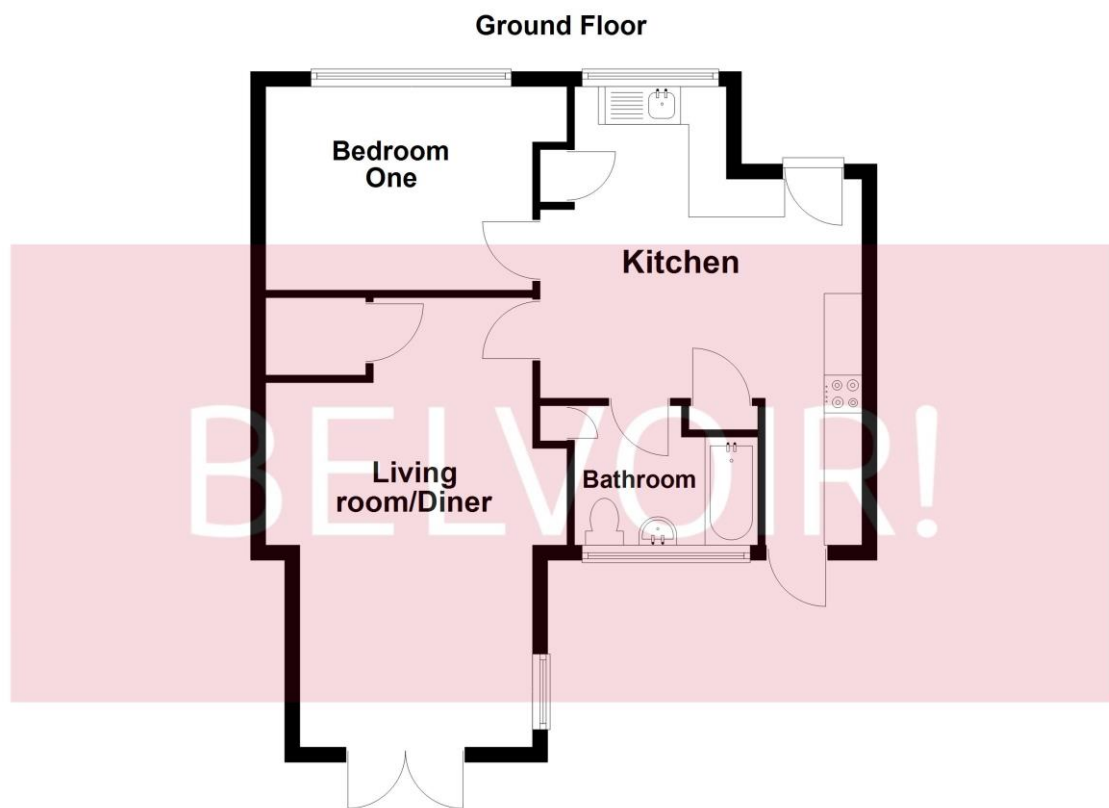
Rear garden - Patio area, shed, wooden rear gate allowing access out the back. Side gates enclosed with lawn.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

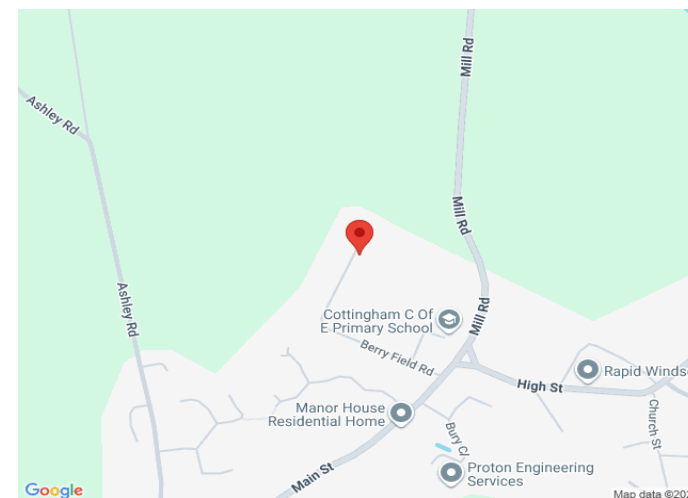
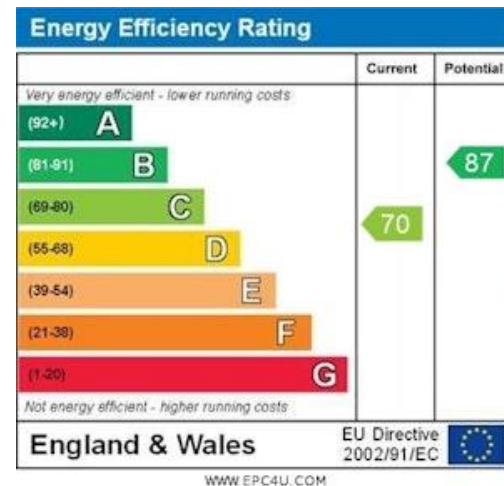






We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



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