



10 Berkeley Road Cleethorpes, North East Lincolnshire DN35 0NX

We are pleased to offer this beautifully modernised and deceptively spacious detached dormer bungalow, ideally located just off the popular North Sea Lane in Cleethorpes. Within walking distance of shops, schools, the golf course, promenade, and boating lake, the home has been thoughtfully updated to provide a versatile and stylish family space. The property features gas central heating, uPVC double glazing, and flexible accommodation over two floors. The ground floor includes a welcoming hallway with utility and cloak cupboards, a bright open-plan kitchen, dining, and lounge area, plus a bedroom, snug, sunroom, and modern family bathroom. Upstairs, the property boasts a stunning and expansive master suite, currently arranged with a lounge area, bedroom, luxury en-suite, and three walk-in wardrobes. With underfloor heating, dual aspect windows, and Juliet balcony doors, this light-filled space offers exceptional comfort. Designed with adaptability in mind, the upper floor can easily be reconfigured into up to three separate bedrooms, a home office, or studio space, depending on your needs —making it ideal for growing families or multigenerational living. Outside, the home is set back behind wrought iron gates with a mature front garden and well-stocked borders. The private rear garden features a patio, decking, lawn, and established planting. A detached brick garage provides further storage. This is a unique and flexible home in a prime location — early viewing is highly recommended.

£310,000

- HIGHLY SOUGHT AFTER LOCATION
- VERSITILE FAMILY LIVING
- OPEN PLAN KITCHEN DINER LOUNGE
- SNUG WITH BI-FOLDS TO SUNROOM
- GROUND FLOOR BEDROOM
- GROUND FLOOR BATHROOM
- MASTER SUITE TO FIRST FLOOR
- EN SUITE SHOWER ROOM
- MASTER SUITE COULD BE DIVIDED TO THREE BEDROOMS
- FRONT & REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a half glazed composite door with side light panels into the hallway.



HALLWAY

Having wood effect laminate flooring with coving to the ceiling, radiator and includes a utility cupboard with plumbing for an automatic washing machine and wall mounted boiler, further storage cupboard and large cloaks cupboard handy for coats and shoes with a uPVC double glazed window to the side aspect.



KITCHEN DINER

22'6" x 9'6" (6.86 x 2.92)

The ideal family and entertaining area with the open plan feel benefitting from a large range of cream fronted wall and base units with contrasting work surfaces incorporating a ceramic sink and drainer with induction hob, glass splashback, stainless steel chimney style extractor hood and double electric fan assisted oven beneath, ample space for a dishwasher and fridge freezer. Finished with a fully glazed uPVC door and window to the side aspect, coving to the ceiling, down lights and wood effect laminate flooring, open to the dining area and feature partition wall.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



DINING AREA

Open from the kitchen with continued flooring, coving, radiator and uPVC double glazed window to the side aspect. Open to the lounge creating an ideal entertaining space.



LOUNGE

15'10" x 15'8" (4.85 x 4.78)

The open plan lounge has a walk in uPVC double glazed bay window fitted with modern white plantation shutters with coving to the ceiling, continued wood effect laminate flooring, feature partition wall and modern marble fire surround with in set electric fire.



LOUNGE



LOUNGE



INNER HALLWAY

The inner hallway way allows access to the further accommodation with continued wood effect laminate flooring and coving to the ceiling.



SNUG/REAR SITTING ROOM

11'1" x 9'10" (3.40 x 3.00)

This versatile room could be used as a further bedroom for guests and has white washed walls with coving to the ceiling, wood effect laminate flooring and radiator. Bi-folding doors leading to the sunroom.



SNUG/REAR SITTING ROOM



SUNROOM

11'10" x 10'2" (3.63 x 3.12)

Added by the current owners with bi-fold doors leading from the rear snug/sitting room this brick built sunroom has a traditional roof with down lights to the ceiling, wood effect laminate flooring, uPVC double glazed windows spanning three sides and uPVC double glazed French doors leading to the rear garden.



SUNROOM

SUNROOM



BEDROOM TWO (GROUND FLOOR)

11'5" x 9'10" (3.48 x 3.02)

The ground floor bedroom has uPVC double glazed French doors overlooking the paved patio area and is finished with coving to the ceiling, wood effect laminate flooring and radiator.



BEDROOM TWO (GROUND FLOOR)



BATHROOM

7'10" x 5'8" (2.39 x 1.73)

The modern bathroom benefits from a white three piece suite comprising of; P shaped bath with dual head shower one being rainfall and glazed screen, modern white gloss combination unit with contrasting work surface incorporating a counter top hand wash basin and low flush wc with hidden cistern. finished with full tiling to the walls, wood effect laminate flooring, down lights, extractor fan, heated towel rail and uPVC double glazed window to the side aspect.



SECOND INNER HALLWAY/STAIRS

The second hallway leads to the carpeted stairs with oak open spindle balustrade handy under stairs storage area, coving to the ceiling, wood effect laminate flooring and uPVC double glazed window to the side aspect.

MASTER SUITE

3'8" x 12'4" (1.16 x 3.78)

The impressive master suite measures approximately 11.63m x 3.78m and offers an exceptional, flexible living space that can easily be reconfigured to create up to three separate bedrooms, if desired. Currently designed as an open-plan bedroom, lounge, and hobby area, this stunning space combines practicality and comfort. Finished with wood-effect laminate flooring and downlights throughout, the suite features dual aspect uPVC double glazed windows, as well as French doors opening onto a Juliet balcony, allowing natural light to flood the room. The suite is kept cosy year-round with a combination of underfloor heating and multiple radiators. There are three generous walk-in wardrobes, all fitted with racking, shelving, and lighting, providing ample storage. Additional eaves storage is also available. The space is accessed via an oak open spindle balustrade staircase, continuing the high-quality finish seen throughout the home. A stylish en-suite shower room completes the suite, enhancing both luxury and convenience. Whether used as a luxurious master retreat, split into multiple bedrooms, or reimagined as work-from-home or creative zones, this versatile area offers truly outstanding potential.

MASTER SUITE



MASTER SUITE



MASTER SUITE



MASTER SUITE



MASTER SUITE



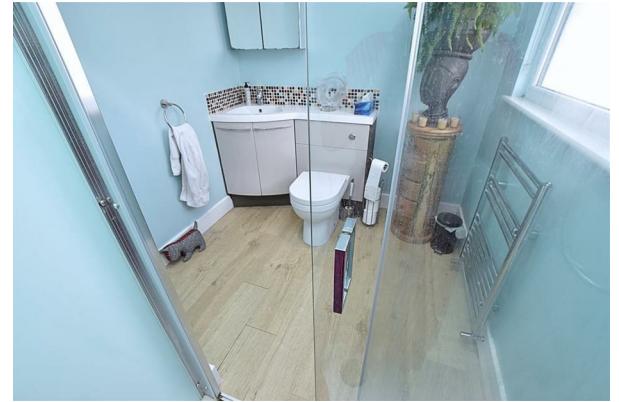
EN SUITE SHOWER ROOM

8'9" x 6'7" (2.67 x 2.01)

The modern en suite shower room benefits from a white three piece suite comprising of; Walk in blue tooth shower with dual head one being rainfall, glass splash backs and glazed doors, combination unit housing an inset hand wash basin and low flush wc with hidden cistern, modern mosaic tiled splashbacks, wood effect vinyl flooring, under floor heating, heated towel rail, downlights to the ceiling, handy electric socket within unit and uPVC double glazed window to the side aspect.



EN SUITE SHOWER ROOM



WALK IN WARDROBE (ONE)

Example of one of the three walk in wardrobes fitted with rails, shelving and lighting.



OUTSIDE

THE GARDENS

The property sits back from the road with a walled boundary to the front and double wrought iron entrance gates. Having side fenced boundaries leading to the rear and further double wrought iron gates leading down the driveway and onto the rear garden and detached brick garage. The front garden provides ample off road parking for two vehicles and is laid to lawn with mature planting. the paved drive way extends to provide a handy patio area with timber summer house to the front of the garage. The rear garden has fenced boundaries and is laid to lawn with a decked patio area and mature and well stocked borders creating a secluded entertaining space for those lazy sunny afternoons.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



DETACHED GARAGE

The brick built garage has an up and over door to the front aspect with a uPVC double glazed side window and courtesy door and is fitted with electric and lighting.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

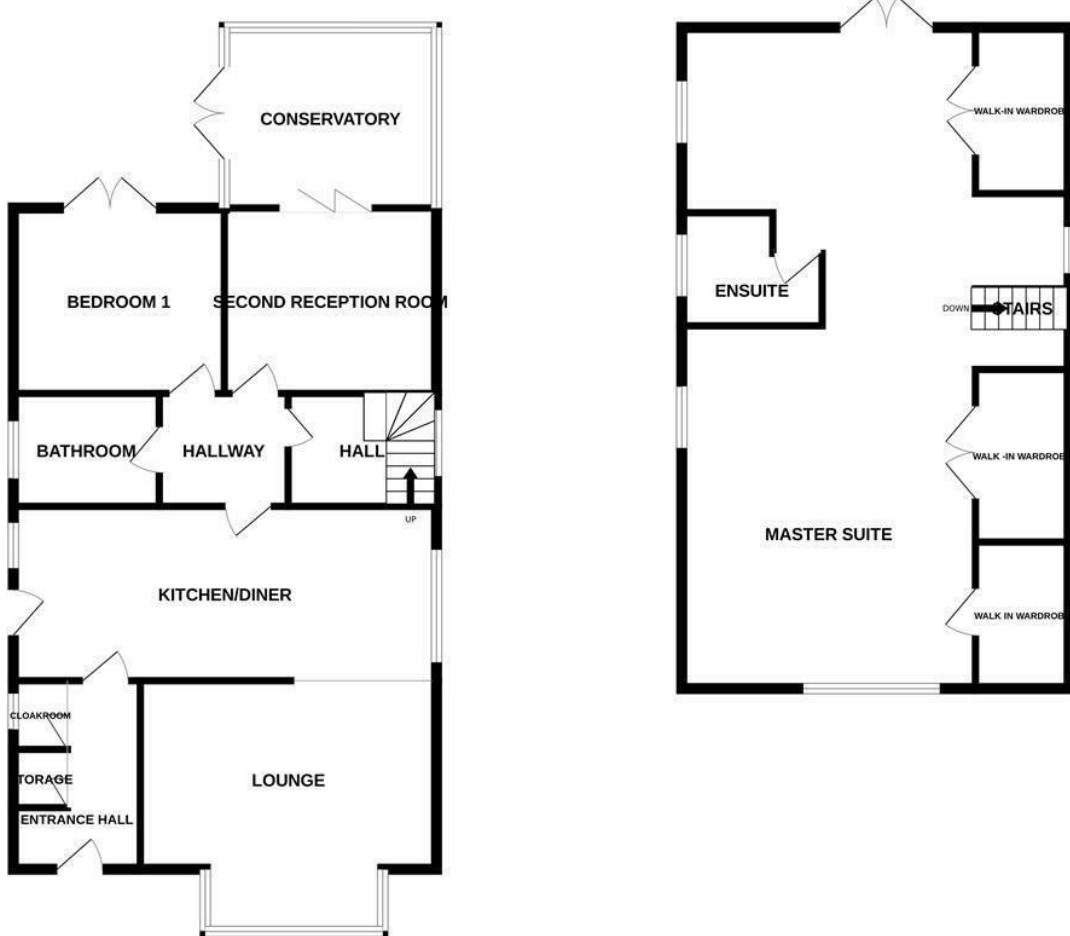
EPC - C

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

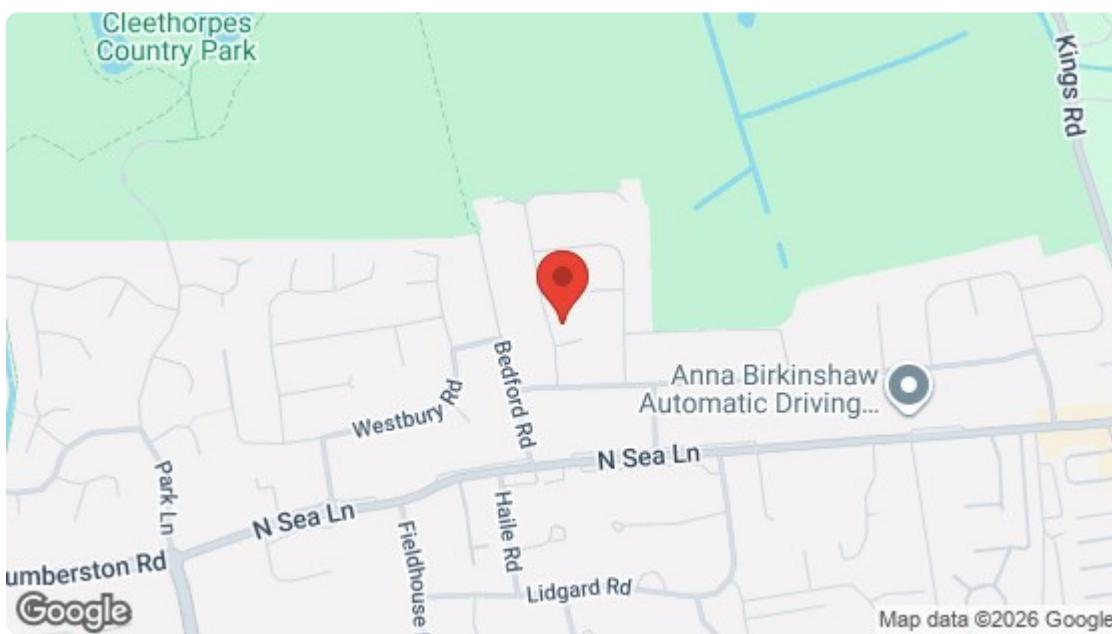
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Whilst every care has been made to ensure the accuracy of the floor plans, measurements and floor plans are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.