



**HENDERSON
CONNELLAN**
ESTATE AGENTS

56 Berryfield Road, Cottingham

£295,000

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"Perfectly Formed"

This standout bungalow has been lovingly renovated and styled into a beautiful home which offers immaculate level living within a sought after village location which is well serviced with a community shop, church, pub and a primary school. The property is sure to impress with a gorgeous interior which includes a reception hall, two bedrooms, shower room, living room, kitchen/diner and a utility space. Outside there is a retained frontage and an enclosed rear garden with gated access onto the village community field while there is also a covered side canopy, outbuilding and a shed.

Located within Cottingham which offers a pub, school, local run shop, church and a thriving community!

This is a turn-key property, just turn the key, move in and relax! The current owner has done all the hard work by completing a recent renovation project which has transformed the property into a stunning living space. The property is being sold furnished should the buyer be interested.

Located towards the end of Berryfield Road and very close to neighbouring countryside, there are many rural walks all around the area whilst the village school grounds can be accessed by a rear garden gate. The interior offers some endearing features such as the solid oak internal doors with striking black door furniture and there is a stunning herringbone oak panelled floor which really does look amazing.

The accommodation comprises reception hall from which all the rooms can be accessed with the exception of the kitchen which leads on from the living room. There is a useful storage cupboard and loft access. The living room is front facing and is fitted with a home bar. Access from the living room is the newly installed kitchen which is fitted with a country style range of wall and base level units with solid wood work surfaces incorporating an enamel sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a range cooker with a five ring gas hob and an extractor hood. There is an open pantry and utility space which offers space and plumbing for a washing machine. A side door leads to the covered canopy space and the outbuilding, shed and gardens.

There are two double sized bedrooms, the main bedroom includes a built in wardrobe while the second bedroom features French doors which open onto the rear garden.

The shower room is also recently installed including a 900 x 1100 corner shower enclosure, bespoke vanity unit with wash hand basin and a WC. There is a dual fuel radiator which works on electric in the summer and on mains gas in the winter (very useful for drying towels on in the summer without having to put the heating on), ceramic tiled wall surrounds, wall mounted anti mist mirror with light and Bluetooth which allows a music lover to connect their device!

There is a full list of furnishings which is included within the purchase price available on request.

Outside, there is a retained frontage which is useable, side access leads to the secure outbuilding and a useful storage shed. The rear garden is landscaped for easy maintenance and there is a pedestrian gate which leads onto the village community field.





- Entrance Hall - 5.2m x 2m (17'0" x 6'6")
- Lounge - 4.21m x 3.5m (13'9" x 11'5")
- Kitchen - 3.5m x 2.68m (11'5" x 8'9")
- Bedroom 1 - 3.6m x 3.6m (11'9" x 11'9")
- Bedroom 2 - 2.69m x 2.7m (8'9" x 8'10")
- Shower Room - 1.68m x 2m (5'6" x 6'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

