



**Bramble Cottage Clementhorpe Lane, Gilberdyke, HU15 2UQ**

**£280,000**

**EPC: D**

We are pleased to welcome to the market this detached 3 bedroom bungalow situated in the village of Gilberdyke with easy access to the M62 from J37 or J38. Internally the property features a kitchen, sitting room, bathroom and three bedrooms. The property stands on a spacious plot and includes a generous driveway and parking area, double garage and lawned gardens to the side and rear. Bramble Cottage is located in a quiet position and is only a short walk from the villages local shops and amenities. NO ONWARD CHAIN.

- Detached Bungalow
- Quiet position
- Close to village's amenities
- Three double bedrooms
- Generous driveway and parking area
- Double Garage
- Lawned gardens to side and rear
- No onward chain

Entrance Porch  
5'5" x 4'8"

Kitchen  
10'9" x 10'6"

The kitchen features a range of fitted base and wall units with an oak effect finish along with laminated worktops and tiled work surrounds. Fitted Indesit electric oven and four ring gas hob with a concealed extractor above. One and half bowl single drainer sink. One central heating radiator.

Hallway  
L shaped hallway with access to loft space and one central heating radiator. Built in double storage cupboard with radiator. Side access door.

Sitting Room  
13'8" x 10'6"

A coal effect gas fire with timber fire surround and a marble effect inset and hearth. One central heating radiator. Patio doors leading out to the rear garden.

Bedroom One  
11'3" x 10'6"

To the rear elevation. One central heating radiator.

Bathroom  
7'9" x 8'3"

White suite comprising a fully tiled shower cubicle with mains shower, panelled bath, pedestal wash hand basin and a low flush w/c. Walls are tiled to half height. One central heating radiator and an extractor fan.

Bedroom Two  
10'3" x 10'6"

To the front elevation. One central heating radiator.

Bedroom 3  
10'1" x 11'3" max

To the side elevation. One central heating radiator.

Gardens

To the front of the property there are double wrought iron gates which give access to a substantial block paved driveway and parking area. A pedestrian gate gives access to the rear of the property.

To the rear and side of the property there are fully enclosed gardens which are mainly laid to lawn with block paved pathways and a seating area.

Double Garage  
17'8" x 19'

With twin metal up and over access doors.

# Ground Floor











