



## **4 Holly Court, Telford, TF4 3JH**

**£259,995**

Welcome to this charming bungalow located on Holly Road in the picturesque village of Little Dawley, Telford. Situated in a tranquil neighbourhood, this bungalow offers a peaceful retreat. The single-storey layout of the property provides easy access and a sense of spaciousness, making it ideal for those looking for a comfortable and convenient living space. Whether you are looking to downsize, purchase your first home, or invest in a rental property, this bungalow presents a fantastic opportunity.



### Entrance and Hallway

Entering through a conservatory style porch into an L-shaped hallway giving access to all accommodation.

### Kitchen



Galley style kitchen with wood effect wall and base units topped with grey worksurfaces, providing ample surface area. Decorative tiled splash zones, with a sink drainer located beneath a front facing UPVC window. Featuring an integrated fridge, a freestanding oven and hob, with overhead extractor fan, central light fitting and radiator.

### Lounge Diner

Generous sized living area with large inset bay window overlooking the front of the property. A further UPVC window allows plenty of natural light into the room. Feature gas fireplace with surrounding mantelpiece, radiator, and two ceiling light fittings complete the room.

### Bathroom

Contemporary style bathroom with decorative tiled walls and black tiled flooring. A large corner shower unit with electric shower. White low-level flush WC and sink fitted into white gloss vanity unit. Chrome towel rail, frosted UPVC window, extractor fan and central light fitting.

### Bedroom One



Good sized double bedroom, with built-in sliding wardrobes, central light fitting and radiator. Access to the conservatory through a partial glazed internal UPVC door.

### Bedroom Two

The smaller of the two bedrooms, with a built-in storage cupboard, radiator and central light fitting. Access to the conservatory through white, French UPVC doors.

### Conservatory

Spacious conservatory attached to the rear of the property, with tiled flooring and large UPVC windows, making the room bright and airy. Internal access to the garage and access to the rear garden.

### Garage

Spacious garage with up & over door, electricity supply and radiator.

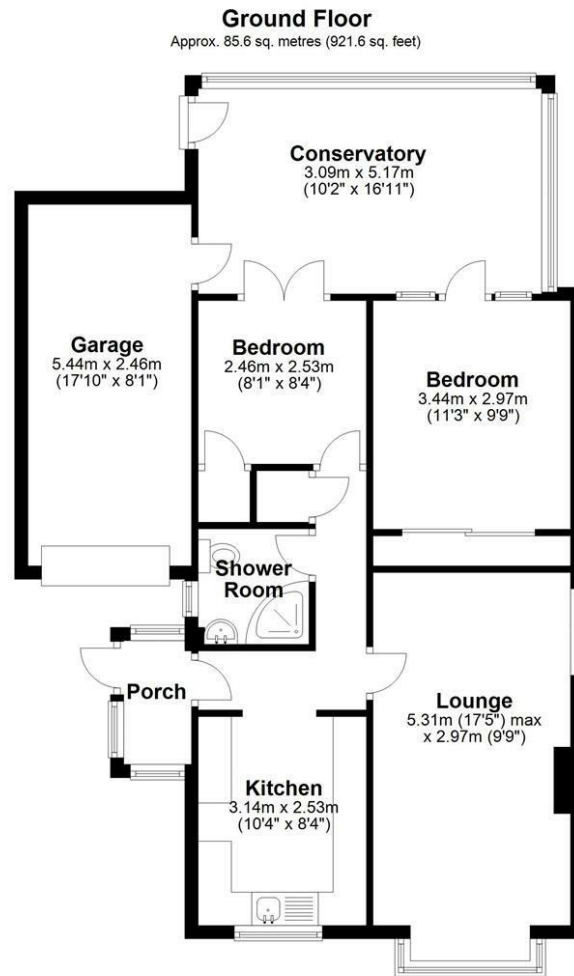
### Outside

Built on multiple levels, the private rear garden consists of both patio and gravelled areas with established borders and dotted with shrubbery throughout. At the front of the property there is a further gravel area and small patio, with a driveway suitable for multiple cars.

### Agent Notes

It is worthy of note that the property is being sold chain-free.

## Floor Plan

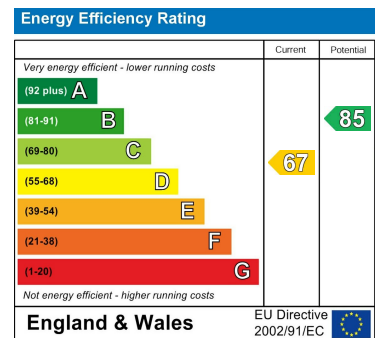


Total area: approx. 85.6 sq. metres (921.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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