

Lawrence Road, Bowers Gifford, SS13 2NB



£375,000

WILLIAMS & DONOVAN are delighted to offer for sale this lovely, well presented two double bedroom detached bungalow situated in a quiet cul-de-sac semi rural location just off Pound Lane in Bowers Gifford. The property sits to the rear of a plot measuring 63' x 63' with an extensive patio/driveway leading to a double garage and benefits internally from having a modern kitchen, spacious lounge/diner measuring 28' x 16', en suites to both bedrooms and an additional cloakroom. EPC rating - D. Our ref: 14436



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Accommodation comprises:

Entrance via double glazed door to:

HALLWAY

Skimmed ceiling. Double glazed window to side aspect. Radiator. Tiled floor. Doors to:

CLOAKROOM

Skimmed ceiling. Two piece suite comprising low level w/c and pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Part tiled walls. Tiled floor.

KITCHEN 18' 3" x 6' 9" (5.56m x 2.06m)

Skimmed ceiling. Spotlight insets. Double glazed windows to side aspects. Range of modern base and eye level units. Square edged working surfaces. Inset stainless steel one and a half sink bowl drainer. Space for range cooker with extractor fan above. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled splash backs. Wall mounted combi boiler. Tiled flooring.



LOUNGE/DINER 28' 5" x 16' (8.66m x 4.88m)

Skimmed ceiling. Loft access. Obscure double glazed window to rear aspect. Double glazed windows to front aspect. Double glazed French style doors leading to CONSERVATORY. Two radiators. Fitted storage cupboards.



CONSERVATORY 12' x 8' 3" (3.66m x 2.51m)

Double glazed windows to all sides. Double glazed French style doors leading to GARDEN. Radiator. Tiled floor.



BEDROOM ONE 14' x 12' 9" (4.27m x 3.89m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Door to:



ENSUITE 8' 7" x 2' 9" (2.62m x 0.84m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c,

pedestal mounted wash hand basin and shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail.



BEDROOM TWO 14' x 12' 9" (4.27m x 3.89m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Door to:



ENSUITE 8' 7" x 2' 9" (2.62m x 0.84m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail.



OUTSIDE OF PROPERTY:

The whole plot measures approx. 63' x 63' and is accessed via electric sliding security gates. Extensive block paved driveway/patio area, providing off street parking for up to six vehicles, and leading to DOUBLE GARAGE. The remainder is laid to lawn. External power and lighting. Gated storage area to side.



DOUBLE GARAGE 18' x 15' 7" (5.49m x 4.75m) Two sets of double opening doors. Power and lighting.



TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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