





# Morland Avenue, Stoneygate

Offers in Excess of £630,000

A SPACIOUS PERIOD detached bungalow offering ample accommodation including THREE BEDROOMS and off road parking leading to a double garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D











## **Entrance Porch**

With access to:

#### **Entrance Hall**

With wooden floor, built-in cupboard, ceiling coving, loft access, radiator.

## Separate WC

With uPVC double glazed window to the front elevation, low-level WC, wash hand basin with storage below, part tiled walls, built-in cupboard, radiator.

## **Lounge** 18' 0" x 15' 0" (5.49m x 4.57m)

With uPVC double glazed windows to the side elevations, ceiling coving, chimney breast with gas fire, brick surround and hearth, TV point, radiator.

## **Dining Room** 15' 0" x 9' 0" (4.57m x 2.74m)

With uPVC double glazed French doors leading to rear garden, uPVC double glazed window to the side elevation, serving hatch through to the kitchen, ceiling coving, radiator.





#### **Utility Room** 6' 8" x 5' 7" (2.03m x 1.70m)

With uPVC double glazed window to the side elevation, plumbing for washing machine, space for tumble dryer, work surface, space for a tall freestanding fridge freezer, wall mounted boiler.

## **Kitchen** 12' 10" x 11' 0" (3.91m x 3.35m)

With uPVC double glazed window to the side elevation, door leading to lobby, wall and base units with work surfaces over, sink drainer and mixer tap, part tiled walls, integrated four ring gas hob with extractor hood over, double oven, plumbing for dishwasher, door leading to:

#### Lobby

With access to the front and rear gardens.

#### Conservatory

With uPVC double glazed doors to the rear elevation, uPVC double glazed windows to the side and rear elevations, TV point, radiator.

#### **Bedroom One** 18' 5" x 12' 0" (5.61m x 3.66m)

With uPVC double glazed window to the rear elevation, built-in wardrobes, ceiling coving, TV point, radiator.

#### **Bedroom Two** 14' 6" x 10' 5" (4.42m x 3.18m)

With uPVC double glazed window to the rear elevation, wood flooring, ceiling coving, built-in wardrobes, radiator.

#### **Bedroom Three** 14' 6" x 10' 5" (4.42m x 3.18m)

With uPVC double glazed window to the rear elevation, built-in wardrobes, wooden floor, ceiling coving, TV point, radiator.

## **Shower Room** 9' 0" x 6' 8" (2.74m x 2.03m)

With uPVC double glazed window to the front elevation, double shower cubicle, low-level WC, wash hand basin with storage below, additional alcove storage, part tiled walls, spotlights, ladder towel rail/radiator.

#### **Front Garden**

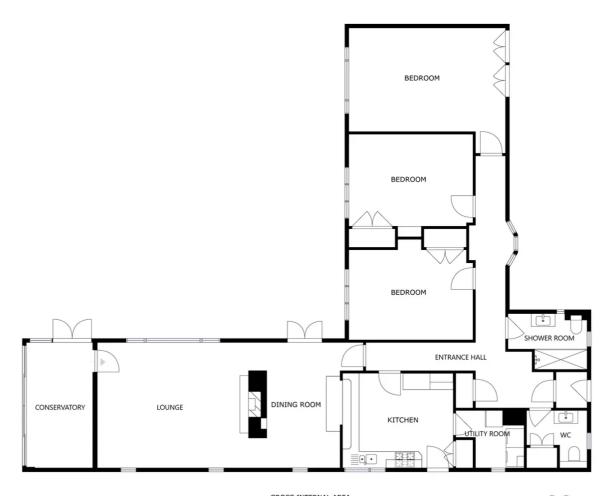
Large frontage.

## Rear Garden

A mature and established rear garden with paved patio seating areas, lawn, flowerbeds and shrubs, trees.

#### **Parking**

Tarmac in-and-out driveway providing off road parking for six vehicles and a double garage.



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 160 m<sup>2</sup>
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

MATTER MATTER

## We'll keep you moving...

