







## Property Description

An attractive detached dormer bungalow offered for sale in good decorative order throughout in a sought after location, briefly comprising: Entrance porch, reception hallway, lounge with feature fireplace, 28ft dining kitchen with doors leading to the lovely garden. two double bedrooms, ensuite and bathroom, loft room on the first floor. Driveway and generous size mature landscaped rear garden.

### Entrance Porch

Leading to front door

### Entrance Hall

Tiled floor, understairs storage cupboard housing the combination central heating boiler, light, radiator, open plan staircase rising to the first floor, door through to;

### Lounge

13' x 12' 3" ( 3.96m x 3.73m )

Feature fireplace with tiled hearth and insert, French doors to the rear leading through to dining kitchen, TV aerial point, uPVC double glazed window to the side, radiator.

### Dining Kitchen

28' 2" x 12' 6" ( 8.59m x 3.81m )

Fitted kitchen with an extensive range of base and wall mounted units incorporating drawers and larder unit, complementary work surfaces, ceramic tiling to splashback, central island unit with breakfast bar housing built-in fridge and further units, space for dishwasher, stainless steel four ring gas hob with illuminated cooker hood above and electric oven and grill beneath, built-in washer/dryer, stainless steel sink and drainer unit with mixer tap, under unit lighting, wood effect flooring, uPVC double glazed door to the side leading to garden, full length double patio doors to the rear leading to decking area and rear garden, two radiators, French doors through to lounge.

### Bedroom 1

13' 7" x 10' 9" ( 4.14m x 3.28m )

Two uPVC double glazed windows to the front, radiator, freestanding wardrobes.

### Bedroom 2

9' 9" x 9' 9" ( 2.97m x 2.97m )

uPVC double glazed window to the front, radiator, door through to

### En-Suite/ Wet Room

Fitted with a white suite comprising of low level wc, wash hand basin inset into vanity unit, fully tiled corner shower enclosure, ceiling downlighters, obscure double glazed window to the side.

### Family Bathroom

Fitted with a white suite comprising of 'P' shaped bath with shower and screen over, low level wc, wash hand basin with mixer tap inset into vanity unit, full ceramic tiling, ceiling downlighters, radiator, obscure double glazed window to the side.

### Open Plan Stairs From Hallway

Storage cupboards into part boarded loft space with light open plan to loft room.



### Loft Room

15' 5" x 11' 7" ( 4.70m x 3.53m )

uPVC double glazed window to the front and rear, radiator.

### Outside

To the front of the property is a tarmacadam shaped driveway with gravel to the side providing parking and giving direct access through to double gates leading to further parking, access to

### Garage

13' 2" x 8' 2" ( 4.01m x 2.49m )

Double doors to the front, light and power, shed to the rear.

### Shed

8' 2" x 7' 5" ( 2.49m x 2.26m )

Light and power.

### Private Rear Garden

Landscaped, laid to lawn with extensive decking area suitable for entertaining, patio area, shrubs and borders, vegetable plot, greenhouse, external lighting, cold water tap.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: D**

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Tenure: Freehold



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