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Sugar Lane

Dewsbury, WF12 7AN

Offers In Excess Of £175,000



Offering a completely unique opportunity is this modern and contemporary two bedroom semi detached bungalow situated on this sought after area of Dewsbury. Entering the property, the entrance leads through a hallway into a beautiful living space with wood burning fireplace and having a bespoke fitted kitchen. A further orangery making the space perfect for additional living space. The rear garden is easy to maintain being pebbled and having a patio seating area directly out from the orangery.. Completing the ground floor it's own shower enclosure whilst there is also a guest WC. Upstairs a central landing gives access to further double bedroom, enjoying plenty of natural light is the main bedroom which boasts an open plan bathroom with focal point free-standing bath . The property is set onto this sought after area with great access onto both the M1 & M62 as well as to a range of amenities. This property is being sold with no onward chain and will not be on the market for too long, so early viewing is recommended.



ENTRANCE

Through composite double glazed door into this spacious hallway fitted with laminate flooring and stairs to first floor and fitted radiator. Access to downstairs bedroom and lounge and kitchen.

DOWNSTAIRS WC

Fitted with a low level WC with high flush and fitted hand wash basin with taps and being part tiled, with fitted house boiler (fitted 2022) under warranty).

DOWNSTAIRS SHOWER

Walk in shower cubicle with fitted mixer shower with further rain shower attachment and fitted spot lights.

LOUNGE 14'2" x 11'5" (4.33m x 3.50m)

A good sized family room with focal point wood burner with open fireplace, double glazed window to the front and fitted radiator and fitted with laminate flooring

KITCHEN 12'5" x 7'10" (3.81m x 2.39m)

A modern kitchen fitted in 2020 with a large selection of base and wall units with fitted quartz worktops with inset large Belfast sink and mixer taps with brick styled ceramic tiling and has integrated fridge and microwave with large five ring range gas cooker with large overhead extractor fan, fitted plumbing for washing machine. Having laminate flooring and double glazed window and fitted radiator.

BEDROOM 2 13'7" x 10'2" (4.16m x 3.10m)

Currently used as an office but previously was the main bedroom, fitted with matching laminate flooring and fitted radiator and double glazed patio doors leading into

ORANGERY 9'11" x 8'10" (3.04m x 2.70m)

A good sized additional room fitted with laminate flooring, an ideal room for rest and relaxation with bespoke fitted blinds to all the windows and doors and ceiling for ample privacy, further fitted electric heater and double patio doors leading to the rear garden.

LANDING

Fitted with staircase with stairlift to open plan bedroom

BEDROOM 1 20'1" x 15'9" (6.13m x 4.82m)

An excellently proportioned double bedroom with fitted laminate flooring to the bedroom with with two fitted radiators and three skylight windows all with fitted blinds and double glazed window to the side providing plenty of natural light and two built in fitted wardrobes and exposed beams to ceiling with fitted ceiling spot lights and extractor fan.

BATHROOM

This main bedroom which boasts a free-standing bath with chrome fitted mixer tap attached shower with tiled flooring and further fitted vanity basin with WC with concealed cistern and being part tiled, this bathroom suite completing the accommodation in a stylish setting.

GARDENS

The property has low maintenance gardens to the front and back and also benefits from an electric car charging point. CCTV system and garden shed with light and power. Outside power points

GARAGE

The property has off street parking to the front and brick paved driveway leading to a detached single garage with up and over door.

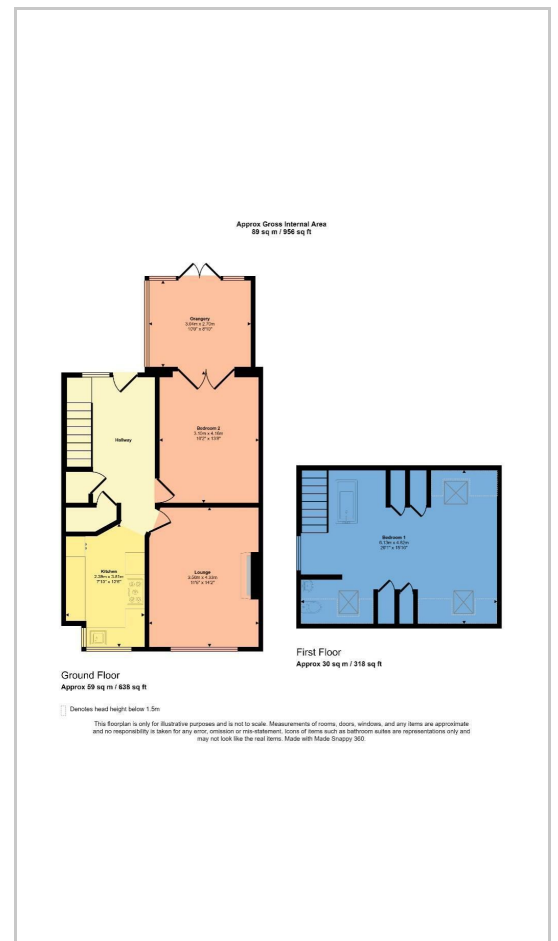
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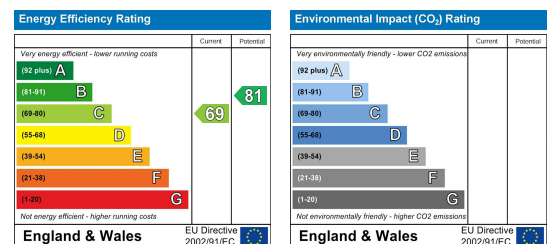
Area Map



Floor Plans



Energy Efficiency Graph



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