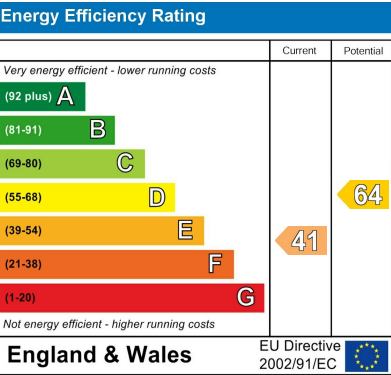


DIRECTIONS

SATNAV: PE32 1RJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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ENTRANCE HALL

High end LVT flooring,

STUDY

Window to the rear, LVT Flooring.

UTILITY

Fitted cabinets with space for washing appliances. Door to the front.

KITCHEN/DINER

Large contemporary open plan living and kitchen areas. High end LVT Flooring. Range of bespoke wall mounted, base and drawer units with polished countertop. Fitted appliances. Centre piece island. Skylights flooding the room with natural light

GARDEN ROOM

Triple aspect windows with breath-taking views of Middleton Golf Course. French doors to the patio. Bifold doors to living area and kitchen.

LOUNGE

High-end LVT flooring, open log burner, Large windows to the rear with views of Middleton Golf Course. French doors to the patio. Skylights to fill the room with natural light. Bespoke wall panelling with discrete door to the master bedroom.

BEDROOM ONE

High-end LVT flooring, french doors to the rear garden. Breath-taking morning views. Skylights. Luxury ensuite.

ENSUITE

Tiled flooring, polished decorative surround tiling. wall-mounted hand wash basin with vanity unit. Luxury bath.

BATHROOM

Finished with surround polished, gold-coloured patterned brick tiling. Integrated fittings.

BEDROOM TWO

Fitted carpet with windows to the front. Built in wardrobes. Ensuite.

ENSUITE

Designer ensuite with shower enclosure, hand wash basin and W.C.

BEDROOM THREE

Fitted carpet with window to the front

BEDROOM FOUR

Fitted carpet with window to the side

GARAGE

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Occupying an enviable position on one of Middleton's most prestigious roads, this outstanding refurbished bungalow delivers luxury, style, and an unrivalled outlook across the golf course. Finished to an exceptional standard throughout, the property offers turnkey living in a truly exclusive setting.

Key Features

- Stunning Contemporary Kitchen

A beautifully appointed space with matte black cabinetry, polished stone worktops, integrated appliances, and striking feature wallpaper. Skylights and clean architectural lines create a bright, modern environment ideal for both everyday living and entertaining.

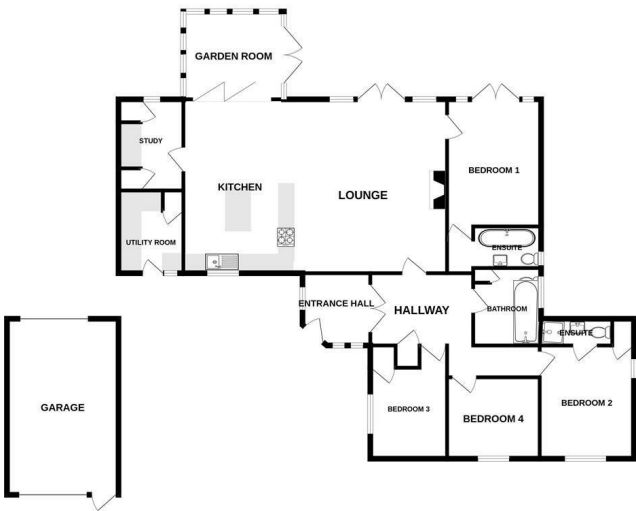
- Impressive Open-Plan Living

The flowing layout is enhanced by high-quality LVT flooring, providing a seamless, durable, and elegant finish throughout. Large glazed doors and windows maximise natural light and frame views of the landscaped gardens and golf course beyond.

- Luxury Bathrooms

Designed with a boutique-hotel feel, featuring dramatic marbled tiling, a black-framed glass, gold tiling, shower enclosure, and premium rainfall and handheld shower fittings.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the 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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