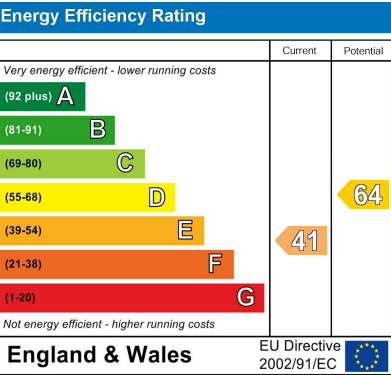


DIRECTIONS

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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**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.

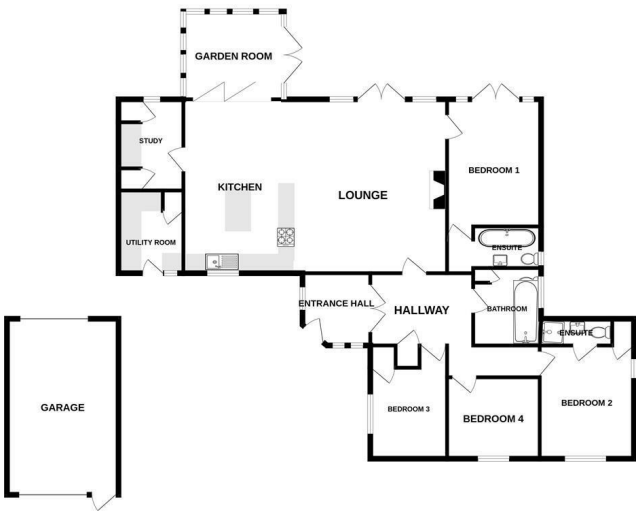
- Impressive Open-Plan Living

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 a guide to 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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