



Flowerpot Lane, Queensbury,

£279,950

**** DETACHED BUNGALOW ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GARAGE **
** WELL PRESENTED THROUGHOUT ** GATED DEVELOPMENT ** GARDENS & PARKING ****

Discover this charming three bedroom detached bungalow is beautifully presented throughout.

This home features two spacious reception areas, perfect for relaxation and entertaining, along with two well-appointed bathrooms for added convenience.

Accessed via an electric gate, the property offers enhanced privacy and security.

The well-maintained gardens provide a tranquil outdoor space to enjoy.

This bungalow is a delightful find, ideal for comfortable living in a serene setting. Don't miss your chance to make it yours!



Entrance

Understairs storage and radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit, radiator and extractor fan.

Lounge

10'8" x 15'1" (3.25m" x 4.60m")

Radiator.

Dining Room

6'8" x 10'7" (2.03m" x 3.23m")

Radiator.

Breakfast Kitchen

22'1" x 9'3" (6.73m" x 2.82m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, integrated fridge freezer, integrated washing machine, breakfast bar and radiator.

Bedroom Three

10'8" x 8'8" (3.25m" x 2.64m")

Radiator.

First Floor Landing

Bedroom One

15'2" x 12'9" (4.62m" x 3.89m")

Built in wardrobes and radiator

Bedroom Two

10'5" x 12'8" (3.18m" x 3.86m")

Built in wardrobes and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Property is access via electric gates and leads to a shared driveway with garage. To the rear are well maintained gardens with patio, lawn, bushes and shrubs.

Council Tax Band

D

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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