





We are pleased to offer this well presented three bedroom detached bungalow. The property benefits from open plan living accommodation, en suite to master, ample parking and fully enclosed rear garden.

Tenure: Freehold

Council Tax Band: A

EPC: E

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 814

Parking: Driveway with ample parking

Utilities / Services

Electric Supply: Mains

Heating: Mains Electric

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

HALLWAY

LVT flooring.

LOUNGE/DINER

LVT flooring, electric feature fireplace, window to front.



## KITCHEN

LVT flooring, modern white gloss base and eye level units, wood effect work surface, tiled splash back, ceramic hob with extractor over, electric oven, integrated dishwasher, space for washing machine and dryer, stainless steel sink with mixer tap, french doors to garden.

## BEDROOM 1

Carpet flooring, window to front, en suite.

## ENSUITE

LVT flooring, toilet, shower, sink with vanity unit.

## BEDROOM 2

Carpet flooring, window to rear.

## BEDROOM 3

Carpet flooring, window to rear.

## BATHROOM

LVT flooring, bath, shower over, shower screen, tiled splash back, sink with vanity unit, window to side.

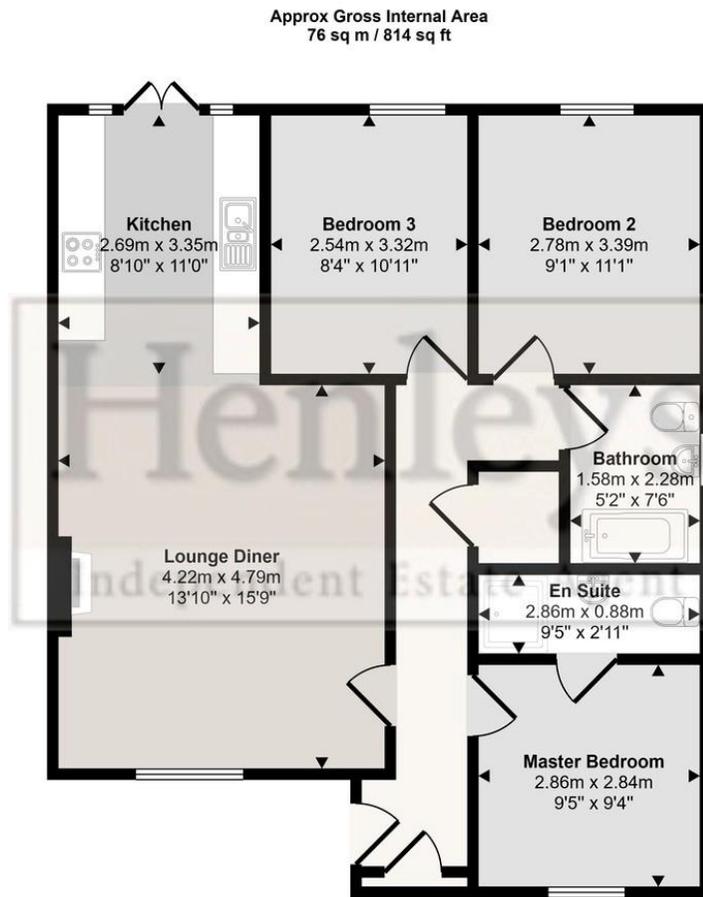
## OUTSIDE

Front: Gravel driveway with ample parking, shed, gate to garden.

Rear: Enclosed rear garden with decked area, shed and artificial grass.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		