







**£475,000**

This three-bedroom extended detached bungalow is positioned in a cul-de-sac location on the sought-after Poets Estate on Byron Close. The bungalow has been extended to the side offering a dining room, and further benefits include a kitchen/breakfast room, lounge and south facing rear garden.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Doors to lounge and kitchen/diner, storage cupboard, radiator.

## LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace, two radiators, opening to dining room.

## DINING ROOM

Double glazed double doors to garden, two double glazed windows. Radiator.

## KITCHEN

Double glazed windows to front and side aspects, double glazed door to side. Fitted with a range of wall-mounted and base units with rolled edge work surface over, space for washing machine and dishwasher, integrated fridge freezer, range cooker with extractor fan, tiled splashback, wall-mounted boiler, radiator.

## INNER HALL

Doors to bedrooms and shower room, loft access.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, fitted wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, fitted wardrobe.

## BEDROOM THREE

Double glazed window to side aspect. Radiator, fitted wardrobes.

## SHOWER ROOM

Double glazed frosted window to side aspect. Tiled walls, low level WC, shower cubicle, pedestal wash hand basin, storage cupboard.

## OUTSIDE

### GARAGE/PARKING

Garage with electric up and over door, power and lighting. Block paved driveway providing off-road parking for one car.

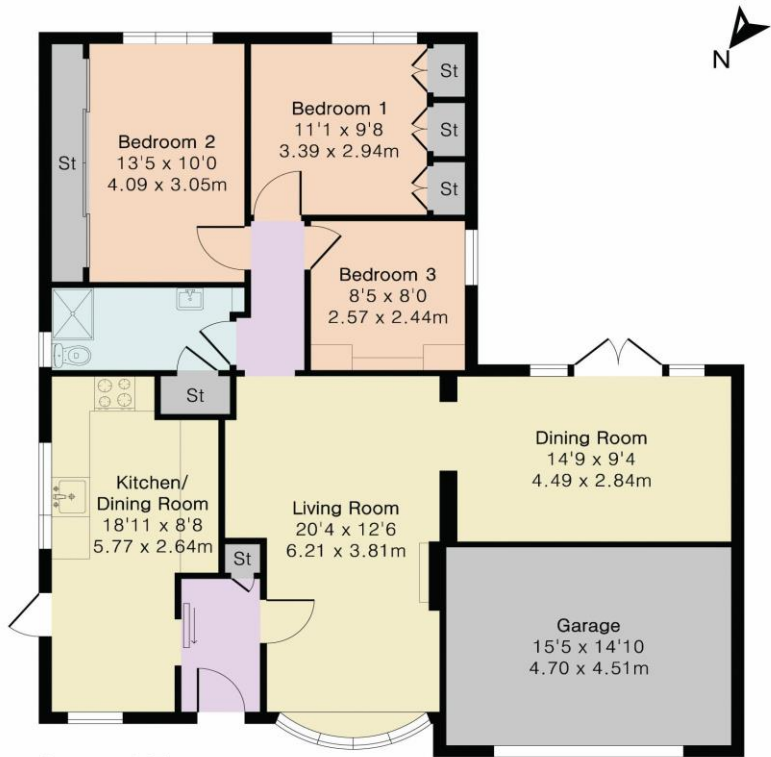
### FRONT GARDEN

Mainly laid to lawn with flower borders, block paved path to front door.

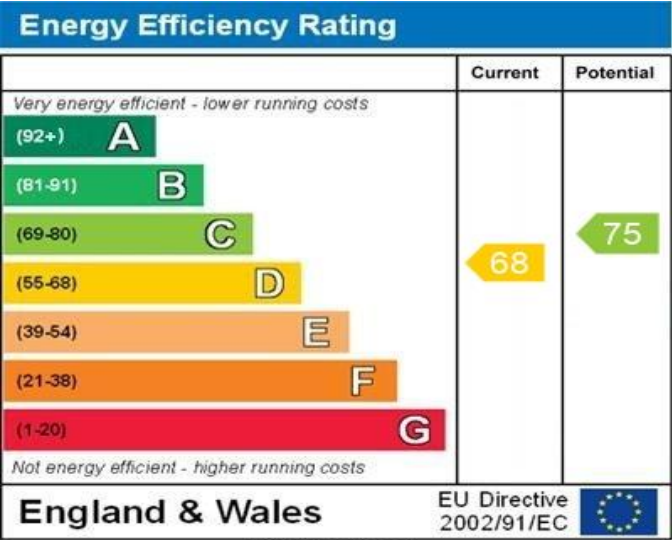
### REAR GARDEN

Mainly laid to lawn with patio area, flower borders, shed and greenhouse to remain, side gated access, all enclosed by wooden fence panelling.

Approximate Gross Internal Area 1105 sq ft - 103 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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