



- 3 Bed Detached Dormer Bungalow
- 25' Lounge with Fireplace
- Refitted Kitchen
- Council Tax Band F / EPC Rating D

- Well Maintained & Presented
- Dining Room with Patio Doors
- En Suite & Family Bathroom/WC

- Lovely Gardens Extending to Circa 0.31 Acre
- Conservatory
- Garage with Electric Door

A well presented and deceptively spacious 3 bedroomed detached dormer bungalow, in an excellent position, within the sought after Darras Hall Estate. The Reception Hall has Karndean flooring, wall lights, cloaks and storage cupboards, whilst the Cloakroom/WC has a low level wc and pedestal wash basin. The focal point of the 25' dual aspect Lounge is a coal effect real flame gas fire within a lovely Minster style surround. There are wall lights and French doors opening to the Conservatory, overlooking and with doors to the rear garden. The Dining Room has patio doors to the garden. The Breakfasting Kitchen is fitted with wall and base units, sink unit, granite work surfaces, breakfast table, split level double oven, microwave, 5 ring gas hob with extractor over and an integral dishwasher with matching door. There is a Side Hall and Utility Room with a range of units, sink unit and plumbing for a washer. Bedroom 1 is well fitted with Hammonds wardrobes, dressing table, double headboard and bedside cabinets and has a bow window to the front and an En Suite Shower/WC, with wc with concealed cistern, vanity unit with wash basin and shower quadrant with electric shower. Bedroom 2 has wall to wall wardrobes with sliding doors and is to the side. Stairs lead from the hall to the First Floor Landing, with range of eaves storage cupboards and Velux roof light. Bedroom 3 has a range of fitted wardrobes and storage cupboard. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin, double ended bath and shower cubicle with mains shower, chrome towel warmer and cupboard housing a central heating boiler. The attached Garage has an electric roller shutter door and a range of wall and base units.

Externally, the property stands in gardens extending to over 0.3 acre with a generous Front Garden, with lawn, block paved driveway and mature shrubs and plants. The larger private Rear Garden has a patio on 2 levels, lawn, 2 sheds, tree and range of shrubs.

#### Reception Hall

Cloakroom/WC 6'0 x 2'8 (1.83m x 0.81m)

Lounge 25'0 x 11'9 (7.62m x 3.58m)

Conservatory 12'0 x 11'6 (3.66m x 3.51m)

Dining Room 13'8 x 11'6 (4.17m x 3.51m)

Breakfasting Kitchen 13'3 x 11'7 (4.04m x 3.53m)

#### Side Hall

Utility Room 10'0 x 5'10 (3.05m x 1.78m)

Bedroom 1 12'11 x 12'6 (3.94m x 3.81m)

En Suite Shower/WC 7'8 x 5'6 (2.34m x 1.68m)

Bedroom 2 11'10 x 11'3 (3.61m x 3.43m)

#### First Floor Landing

Bedroom 3 12'5 x 12'4 (ma

Bathroom/WC 12'4 x 10'8 (

Garage 17'1 x 11'10 (5.21m x 3.61m)



**2023 WINNER**

**ESTAS**  
★★★★★

*Verified reviews from homemovers*



Energy Performance: Current D Potential B

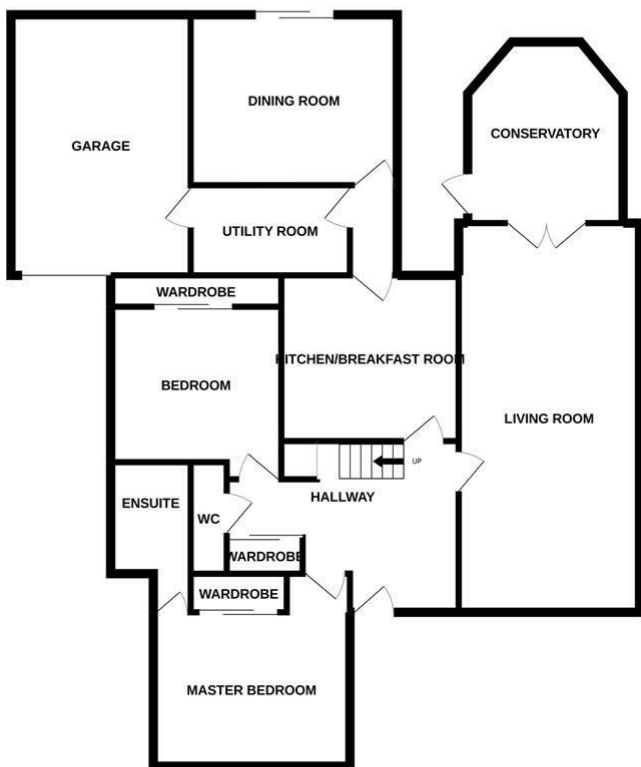
Council Tax Band: F

Distance from School:

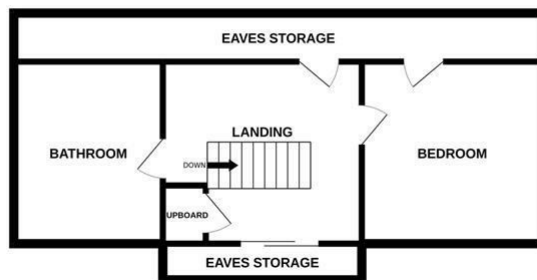
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



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