



Sandgate Drive | Kippax | LS25 7QR

£335,000

Three bedroom extended bungalow | Council Tax Band D | EPC Rating D

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*****IMMACULATE EXTENDED HOME. STUNNING GARDENS TO REAR. AMPLE PARKING TO DRIVE & GARAGE.*****

A remarkable opportunity to acquire an immaculate extended detached bungalow, nestled within a strong local community, and conveniently located close to local amenities.

The property offers a generous layout with three well-proportioned double bedrooms with fitted wardrobes, ensuring ample space. It is further complemented by a single, well-appointed bathroom, plus a separate WC, ensuring all your daily needs are catered for. The property benefits from two spacious reception rooms, perfect for entertaining or enjoying quiet, cosy evenings at home.

The heart of this home is a modern kitchen, where functional meets sleek, providing the ideal backdrop for both culinary adventures and day-to-day life. The kitchen, just like the rest of the house, has been carefully designed to offer practicality without compromising on style.

One of the unique features of this property is its single garage, providing secure parking for your vehicle or additional storage space. In addition, the property offers off-street parking for several vehicles to the drive, providing added convenience for owners and visitors alike. Surrounding the property is an exceptional well-maintained garden, ideal for enjoying the outdoors, be it for gardening, outdoor dining, or simply appreciating a moment of tranquillity.

This listing represents a unique opportunity to acquire a property that combines a coveted location with a high standard of living, offering the perfect setting for a comfortable and enjoyable lifestyle. Don't miss out on the chance to view this exceptional property.

Hall

Composite double glazed entrance door, cloak, radiator, laminate flooring, cupboard, loft hatch and doors to rooms.

Lounge 6.00m x 3.61m (19'8" x 11'10")

Having an extended bay to the front with PVCu double glazed windows, PVCu double glazed window to the side aspect, downlighters to ceiling, radiator and feature plasma style electric log effect fire.

Kitchen 6.02m x 3.12m (19'9" x 10'3")

A modern fitted kitchen with a range of wall and base units.

Coordinating worksurfaces and splashback tiling, one and half bowl sink and drainer, plumbing for washing machine and dishwasher. Integrated oven, microwave, induction hob with extractor over and fridge. PVCu double glazed window and side entrance door. Tile effect flooring.

Bedroom 3.38m x 2.87m (11'1" x 9'5")

Fitted wardrobes and furniture with PVCu double glazed window to the front and radiator.

Bedroom 3.78m x 2.54m (12'5" x 8'4")

Fitted wardrobes and furniture, PVCu double glazed window to rear aspect and radiator.

Bathroom

Fully tiled walls and floor with a straight panelled bath, shower over, vanity housed wash hand basin, central heated towel warmer and PVCu double glazed frosted window. Downlighters to ceiling and extractor fan.

WC

Matching wall and floor tiles from bathroom next door with unit housed push flush WC and vanity housed wash hand basin. PVCu double glazed frosted window and central heated towel warmer with downlighters to ceiling and extractor fan.

Dining Room 2.36m x 2.64m (7'9" x 8'8")

PVCu double glazed window to side aspect, radiator and door to extended bedroom.

Bedroom 3.05m x 3.02m (10'0" x 9'11")

Fitted wardrobes and furniture with PVCu double glazed window to rear and side aspect and radiator.

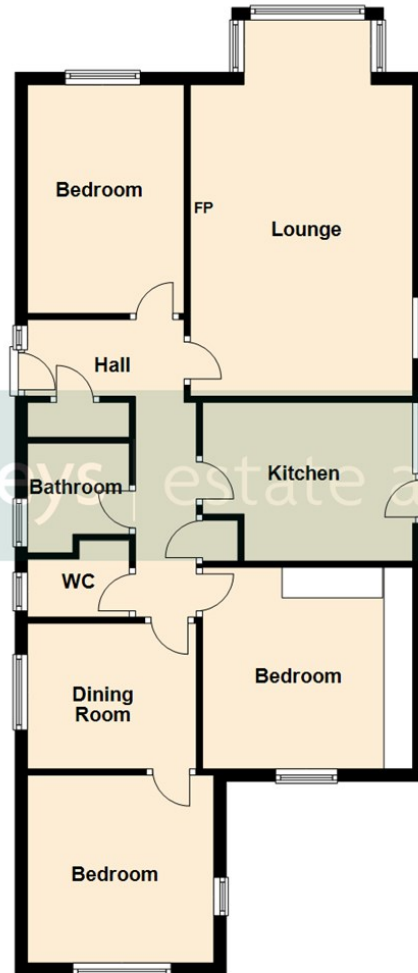
Exterior

To the front is a pebbled garden with shrubs and plants, a block paved drive which provides parking for several vehicles and leads onto the detached garage at the rear. The rear garden is superb in size offering a great degree of privacy with a raised pond, lawned sections planter sections and greenhouse with feature sleepers to borders and steps.



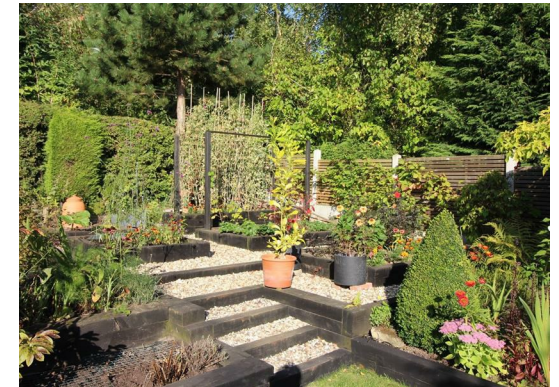
Ground Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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