



Good Choice are proud to offer for sale this semi detached, dormer bungalow which is situated in the popular village of Dallington, near to parks and other local amenities.

Accommodation includes entrance hall, living room, kitchen, utility, dining room (bedroom 2) and conservatory. To the first floor is the main bedroom and shower room. Outside are front and rear gardens with a driveway leading to a garage. (B/86m2/M)

**Key Features:**

- SEMI DETACHED DORMER BUNGALOW
- TWO BEDROOMS
- RE-FITTED SHOWER ROOM
- UTILITY ROOM
- CONSERVATORY
- REAR GARDEN
- BLOCK PAVED DRIVEWAY
- SINGLE GARAGE
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND C



Ian Jackson  
01604 631403  
07799 777968  
[ian@goodchoiceproperty.co.uk](mailto:ian@goodchoiceproperty.co.uk)  
[www.goodchoiceproperty.co.uk](http://www.goodchoiceproperty.co.uk)  
[@iangoodchoice](https://www.instagram.com/iangoodchoice)



If you would like to offer on this property please email the following info to [ian@goodchoiceproperty.co.uk](mailto:ian@goodchoiceproperty.co.uk)

- Your Offer - please advise of how much deposit you will have (ie 10%)
- Your position (ie First Time Buyer, Sold, Buy to let etc)
- If SOLD, your Estate Agent's company name and contact details
- A copy of your mortgage decision in principle (DIP)
- A copy of your ID (drivers licence or passport) and proof of your address (utility bill etc no more than 3 months old)



### Entrance Hall

Double glazed front door, carpet, radiator, stairs to the first floor, under stairs cupboard and doors leading to:

### Living Room

4.57m x 3.46m (15' x 11'4)

Carpet, radiator, double glazed window to the front, cable/satellite point and gas fire with timber mantel/hearth.

### Kitchen

2.72m x 2.39m (8'11 x 7'10)

Vinyl flooring, base and wall units with worktops, one and a half stainless steel sink and drainer, space for cooker (gas) and under counter fridge, tiling to water sensitive areas, double glazed window and door to the rear garden and vertical radiator.

### Utility Room

2.54m x 2.26m (8'4 x 7'5)

Vinyl flooring, double glazed window to the front, base and wall units, worktops, stainless steel sink and drainer, tiling to water sensitive areas, combination boiler, space for a washing machine and freezer.

### Dining Room / Bedroom 2

3.63m x 2.59m (11'11 x 6'6)

Carpet, radiator, double glazed sliding doors to the conservatory.

### Conservatory

2.69m x 2.51m (8'10 x 8'3)

Brick base with double glazed windows to two sides and French doors to the rear garden, vinyl flooring and radiator.

### First Floor Landing / Snug

1.83m x 1.65m (6' x 5'5)

Carpet, double glazed window to the side, radiator, seating area and doors to:

### Shower Room

2.18m x 1.9m (7'2 x 6'3)

Vinyl tile flooring, shower cubicle, dual flush WC, mounted wash basin with storage under, tiling to water sensitive areas, radiator, cupboard and double glazed window to the side.

### Bedroom 1

5.16m x 3.45m (16'11 x 11'4)

Carpet, double glazed window to the front, radiator, fitted wardrobes and eaves storage.

### Rear Garden

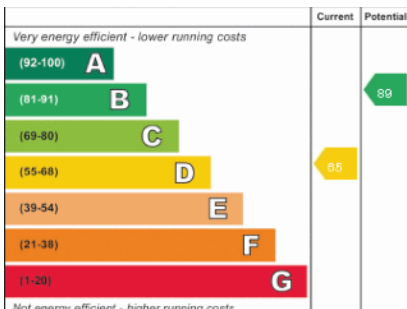
Fence enclosed, mainly laid to lawn with two patio seating areas, shrubs, vegetable patch, two outside taps, power socket and light.

### Front Garden

Lawned with borders, block paved driveway for two cars leading to a garage. Gated side access.

### Garage

Up and over door, lights and power.



Ian Jackson  
 01604 631403  
 07799 777968  
 ian@goodchoiceproperty.co.uk  
 www.goodchoiceproperty.co.uk  
 @iangoodchoice



**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. Viewing strictly by appointment only. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Franklins/Clarity/Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent also refers mortgage advice for which they receive a commission of 25% of the broker's fee.