



Kensington Gardens, Parklands Estate  
**Offers in excess of £400,000**

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO UPPER CHAIN THIS STUNNING 3 BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT OF THE HIGHLY DESIRABLE KENSINGTON GARDENS WITHIN THE MUCH SOUGHT AFTER PARKLANDS ESTATE.

This most impressive property is conveniently positioned for access to an abundance of amenities as well as both routes to the Coast and the City Centre. The tastefully extended, beautifully appointed and generously proportioned accommodation comprises: Entrance hall, WC, lounge/dining room, conservatory, dining kitchen, 3 bedrooms and a luxury shower room/WC. Additional benefits include gas central heating via combination boiler (installed 2020) and UPVC double glazing throughout. Externally, there is a good size double driveway and garden to the front and generous, well established West facing garden to the side and rear. The property also boasts a detached double garage to the side elevation. This is a property which must be viewed in order to be fully appreciated.

**Entrance hall:** Double glazed entrance door, double glazed windows to the front and side, built in cupboard, telephone point, alarm system, carpet and 2 radiators.

**Lounge/dining room:** 12'4 x 19'7: Electric fire, television point, telephone point, coving to ceiling, 2 double radiators, carpet and double glazed patio doors to the conservatory.

**Conservatory:** 10'4 x 11'7: Double glazed windows to the rear and side, blue light reflecting glass ceiling, tiled floor, double radiator and double glazed French doors to the garden.

**Dining kitchen:** 22'9 x 9'7: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine and dishwasher, part tiled walls, spotlights, double radiator, double glazed windows to the side and rear and a double glazed door to the side.

**Inner hall:** Access to the loft space, second alarm panel and a cupboard housing the combi boiler (installed 2020).

**Bedroom 1:** 9'8 into bay x 12'5: Double glazed bay window to the front, built in wardrobes, carpet and double radiator.

**Bedroom 2:** 11'4 x 9'3: Double glazed window to the front, carpet and radiator.

**Bedroom 3:** 8'3 x 9'9: Double glazed window to the front, carpet and radiator.

**Shower room/WC:** 6'3 x 7'5: White 3 piece suite comprising a step in shower cubicle with rainfall shower, WC and hand basin. Heated towel rail, part tiled walls, spotlights and double glazed frosted window to the rear.

**Separate WC:** WC, hand basin, radiator and double glazed frosted window to the side.

**Front garden:** Laid mainly to lawn with a good size double driveway.

**Rear/side garden:** Laid mainly to lawn with a paved patio, garden shed, greenhouse, flower, tree and shrub borders, and fenced boundaries.

