



Windswept

Having designed the property themselves, it's easy to see why the owners of this lovely bungalow never felt the need to move; it's spacious throughout, without any of the rooms feeling compromised. The outside enjoys a similarly generous plot which is notably quite wide, allowing for the carriage driveway.

The accommodation includes three double bedrooms plus a dining room off the kitchen and a generous lounge with doors leading out to the garden. The garden itself is a particularly good size, extending to both sides of the property and having been enclosed with a high wall and gates to each side – it's ideal for families or buyers with pets to consider. As can be seen from the photos, the front of property offers ample parking for several vehicles and has the benefit of a generous garage with its own cloakroom/wc and doors to the rear garden and the utility. Buyers working to a restrictive timeframe will also note that the property is offered with no onward chain.

- Individually Designed Three Bedroom Bungalow
- Offered With No Onward Chain
- Carriage Driveway And Spacious Garage With Cloakroom
- Dining Room and Utility
- Generous Enclosed Garden
- uPVC Double Glazing, Oil-Fired Central Heating
- Tenure: Freehold. EPC 'D 63'. Council Tax 'C'.

Please Note: This property is not connected to mains drainage.







Entrance - Via a canopy porch with lantern style exterior lighting and a uPVC obscure glazed door into the **Entrance Hall 3.03m x 1.82m** - Having picture light, radiator, coat hooks and door through to the utility and dining room.

Dining Room 3.76m x 3.03m - Has uPVC double glazed window overlooking the front garden and drive, radiator, power point and archway to the kitchen.

Kitchen 3.72m x 3.05m - The kitchen overlooks the rear garden and comprises a range of fitted cupboard and drawer units to both base and eye level with work surfaces over, having an inset 'Franke' sink/drainage with two lever mixer tap. Integral appliances include a full-size Neff dishwasher, four ring Schott Ceran hob with extractor canopy over and oven and grill. Space for fridge, tiling as appropriate, TV and telephone point and radiator.

Utility 3.63m x 1.83m - With uPVC window and door to the rear, a double door cloaks cupboard, multiple spaces for washing machine, tumble dryer, fridge and freezer. Overhead cupboard, radiator and door through to the garage.

A door from the Kitchen and Dining Room leads to the **Main Hall**, being L-shaped and measuring **(4.08m x 1.43m) + (3.75m x 1.43m)**. Having radiators and doors arranged off to:

Lounge 5.76m x 4.26m - The lounge features a double aspect with uPVC window to the side aspect and sliding patio doors leading out to the rear garden, three wall lights and radiator.

Bedroom One 3.95m x 3.89m – Has a uPVC window to the front aspect. A generous double bedroom featuring two fitted wardrobes with overhead cupboards, bedside wall lights, dressing light and radiator.

Bedroom Two 3.65m x 3.64m – Has a uPVC window to the side aspect. This double bedroom also includes two fitted wardrobes with overhead cupboards, two wall lights and radiator.

Bedroom Three 4.10m x 2.44m - Having uPVC window to the front aspect, radiator and TV point.

Bathroom 2.7m x 2.55m - The bathroom comprises a four piece suite benefiting from a corner panel bath with mixer tap and a separate tiled shower enclosure, close coupled WC and a vanity basin with cupboards below and bathroom mirror. Tiling as appropriate, radiator, shaver/light and a double airing cupboard housing the hot water cylinder and slatted shelving.

A door from the utility room leads through to the **Integral Garage 6.70m x 3.98m** - With up and over door, uPVC window to the side aspect and uPVC part glazed door leading out to the rear garden. The garage also has power, houses the oil fired central heating boiler and has the benefit of its own **cloakroom/WC** - Having low-level WC, hand basin and uPVC obscured window to the rear.

Outside - This property benefits from a notably wide plot which allows for the tarmac carriage driveway, with a central circular gravel feature and a generous front garden laid to lawn. The bungalow is set well back from the road, allowing plenty of space (and easy parking) for several vehicles.

The rear of the property enjoys considerable screening from the road, being enclosed to each side of the property by decorative brick walling with arched doorway detail and timber doors leading to each side of the property. The garden itself combines an extensive lawn with substantial patio area off of the lounge which has been bordered with a decorative dwarf wall. The garden also includes an attractive pond with water feature, a greenhouse, cold water tap and comprehensive lantern style lighting. The right side of the property offers considerable secluded storage space and has been gravelled, benefitting from a garden shed also included in the sale.









All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

