



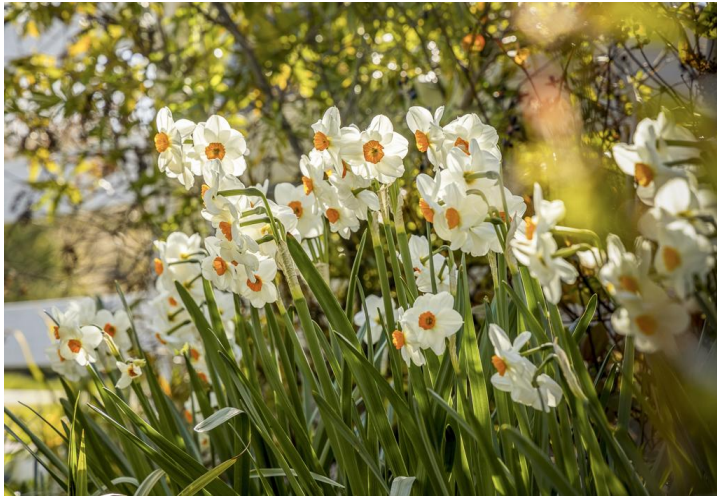
Burnside

Burnside in Wrangle really is such a lovely property for many reasons. Offered with no onward chain, this individually designed bungalow was built to a high standard in the 1970's and the current owner has continued to adapt, improve and maintain this beautifully presented executive bungalow during her time there too.

Set back from the quiet country lane, Burnside has fantastic kerb appeal, beyond a beautifully kept lawn and quaint picket fence. An extensive driveway allows space for the parking of many cars and there is hard-standing as well as ample access along the side of the property for a caravan if required. Our photographers were just a little early for the blossom tree at the front, and a beautiful yellow rose that trails along the front of the bungalow in the full sunshine, but I am assured that when in bloom they both look pretty as a picture. The gardens wrap around the bungalow, and borders are well stocked with a range of flowering plants and spring bulbs.

As you will see from the floorplan, this spacious bungalow has the luxury of a generous hallway and four double bedrooms, with the smaller of the four having French doors to the front, making it ideal as a study or snug. All bedrooms have fitted wardrobes and the master has an en-suite. The open-plan lounge and dining rooms are beautiful reception rooms that are absolutely filled with sunshine and also have French doors opening onto the patio in the back garden. There is ample room for a dining table and chairs in the kitchen too, which enjoys the nicest open views over the garden and the neighbouring fields.

The village of Wrangle and especially Church Lane, will suit buyers looking for a quiet, semi-rural lifestyle. It is a lovely village, with amenities to include a village shop, village hall, pub, popular takeaway and a primary school. It has a great community spirit, never more apparent than at the annual Wrangle Show held on the playing field on the first weekend every July. Even those that left the village years ago, myself included, return to catch up with old faces and nip to the tent to see who has won first prize for their sponge cake or floral display.



Entrance – A part glazed front door with stained glass panels opens into the **Hallway** – Having a stained glass uPVC panel to the rear aspect, double doors opening to a cloaks cupboard and double doors to an airing cupboard housing the hot water cylinder. There is loft access to a boarded loft space with ladder and light.

Lounge 7.30 m x 4.42 m (23'11 x 14'6) - Has a uPVC bay window to the front aspect and uPVC French doors opening out onto the rear garden enjoying open views over fields beyond. The lounge has underfloor heating, a recessed display niche with shelving, wall light points and open access through to a:

Dining Area 3.61 m x 3.00 m (11'10 x 9'10) – Having a uPVC window to the front aspect, radiator, picture lights and wall light points.



Kitchen-Diner 3.64 m x 3.52 m (11'11 x 11'6) – Has a uPVC window to the rear aspect and a kitchen comprising an extensive range of work surfaces with wooden fronted drawer and cupboard units at both base and eye level. Integrated appliances include an electric hob with extractor fan over, electric fan oven, a dishwasher and a refrigerator. A one and a half bowl sink unit has a mixer tap over and there is splashback wall tiling where appropriate. A walk-in pantry has shelving, light and there is a door leading through to the:

Side Entrance Hall / Utility Room 4.36 m x 2.23 m (14'3 x 7'3) – The main access used by the owner, having uPVC doors to both the front driveway and rear garden and a quarry tiled floor. A stainless steel sink unit has a cupboard beneath as well as plumbing for a washing machine. There is a door to a cloakroom housing a wash basin and low-level WC and a further door to a walk-in storage cupboard which has space for a tumble dryer. An integral door opens through to the double garage.

Bedroom One 4.18 m x 3.70 m (13'8 x 12'1) – Has a uPVC window to the front aspect, a radiator and medium oak coloured vinyl flooring. A range of fitted bedroom furniture includes wardrobes and cupboards with co-ordinating dressing table and bedside units. An additional built-in double fitted wardrobe has sliding doors and a hanging rail.

En-Suite Shower Room - Has a uPVC window to the side aspect and fully tiled walls and floor. There is a shaver point, radiator and a three-piece suite to include a walk-in shower, fitted WC and wash basin with cupboards beneath.

Bedroom Two 3.99 m x 3.04 m (13'1 x 9'11) – Has a uPVC window to the rear aspect, a radiator and fitted Cammacks wardrobes with hanging rails and coordinating drawer units.

Bedroom Three 3.26 m x 2.89 m (10'8 x 9'5) – Has a uPVC window to the side aspect, a radiator and fitted Cammacks wardrobes with hanging rail.

Bedroom Four/Study 3.04 m x 2.86 m (9'11 x 9'4) – Has uPVC French doors to the front aspect and a radiator.

Shower Room – Recently modernised to include underfloor heating and a towel rail. This fully tiled shower room has a low flush WC and wash basin with mixer tap over along with a walk-in fully tiled shower enclosure.

Outside - Situated way back from the lane the property benefits from a large front garden with a beautiful lawn, shrubs and bushes. An extensive driveway provides ample off-road car parking for many vehicles and leads up to a:

Double Garage – Having an electric garage door and housing the oil fired boiler, the garage has a integrated door to the property, light and power. The roof over the garage was replaced in 2014.

The lawn garden extends to the side of the property providing ample space if required for the parking of a caravan. The rear garden is mainly laid to lawn with well stopped borders planted with a variety of flowering plants, shrubs and spring bulbs. an attractive fish pond has a pump and filter. A timber shed with power connected will be included within the sale of the property along with a greenhouse. A particularly attractive feature of the garden is that of the open country fields that extend beyond.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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