

# Dumpsie Dingle Tump £520,000

- Four bedrooms
- Two reception rooms
- Well-equipped kitchen
- Abundant parking area
- Lush garden
- Decked sun lounge area
- Wooden summer house bar
- Cosy log burner
- EPC Rating: C









## About the property

This immaculate detached house is currently listed for sale. It is a stunning four-bedroom property that boasts an array of unique features. The property is beautifully presented, with two spacious reception rooms, perfect for both entertaining and family living. The heart of the home is the well-equipped kitchen, an ideal space for cooking up a storm.

The house is served by one well-appointed bathroom. This property benefits from an EPC rating of C, indicating an average energy efficiency level, and falls within council tax band F.

One of the most striking features of this property is its outdoor spaces. It includes an abundant parking area, a lush garden, a decked sun lounge area and a wooden summer house which doubles as a bar. It's easy to envision summer evenings spent in these delightful outdoor areas, whether you're sipping a drink from the bar, or simply enjoying the tranquillity of the garden.

Inside, the log burner creates a cosy atmosphere during the cooler months, making this house a home for all seasons.

Located in a desirable area with excellent public transport links, this property is perfect for families, being in close proximity to local schools. A variety of local amenities are also within easy reach, adding to the convenience of this location.





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### **Accommodation**

#### **Entrance Hallway**

#### Kitchen/Diner

19' 6" x 15' 4" (  $5.94m \times 4.67m$  ) **Utility** 

 $9^{\circ}~8^{\circ}~x~7^{\circ}~3^{\circ}~(~2.95m~x~2.21m~)$  Living Room

 $19' 5'' \times 9' 10'' (5.92m \times 3.00m)$  **Bedroom 1** 

11' 11" x 12' 9" ( 3.63m x 3.89m )

Bedroom 2

9' 4" x 13' 7" ( 2.84m x 4.14m )

Bedrrom 3

9' 4" x 13' 7" ( 2.84m x 4.14m )

Bedroom 4

6' 3" x 15' 4" ( 1.91m x 4.67m )

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### **Floorplan**



### Important Information

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