





**** THREE BEDROOM DETACHED BUNGALOW ** GARAGE**

This charming three-bedroom detached bungalow, set on a generous plot, offers versatile living space with ample opportunity for improvement. On entry you'll find an entrance hallway leading to a welcoming lounge with large aspect windows and a feature fireplace. A conservatory opens onto the patio, perfect for enjoying the spacious grounds. The well-equipped, refitted kitchen and a convenient utility porch complete the living space, along with a guest cloakroom.

The latter half of the bungalow hosts three well-proportioned bedrooms and a family bathroom with a modern suite. Throughout, the bungalow benefits from UPVC double glazing and gas central heating, with the added convenience of loft access and a garage featuring an electric door to front

While already comfortable, this detached bungalow presents exciting opportunities for improvement and personalisation to the frontage, with two rooms and shower room perfect for renovation.

Externally, the property benefits from a gated entry, leading to a large driveway with room for several vehicles.

Viewing by appointment only.



Entrance Hallway

With a UPVC double glazed window to the front elevation, central heating radiator, smoke alarm, timber glazed front entry door leading into, internal glass panel doors lead to:

Two Storey Store

To the front elevation of the home is a two storey, split-level component to the property, which offer great potential for further improvement. The lower ground level has: a UPVC door to the front elevation with two adjoining UPVC double glazed frosted units, space for freestanding and under counter white goods, base level storage cupboards with preparation work surfaces, electric meter and hot and cold water supply. Internal door leads to:

Shower Room

Having a three-piece shower room suite comprising low level WC, pedestal wash hand basin, shower cubicle with electric shower over and tiling to wall coverings and extractor fan.

Upper Floor Store

With a UPVC double glazed window to the front elevation.

Main Home:

Lounge

With UPVC double glazed window to the front elevation and a further UPVC double glazed unit to the side elevation with secondary glaze, three central heating radiators, TV aerial point and focal point electric feature fireplace, internal glass panel doors lead to:



Conservatory

With UPVC double glazed windows to both side, front and elevations and UPVC double glazed French doors lead to the rear patio.

Cloaks/WC

With UPVC double glazed frosted glass window to the side elevation, complementary tiling to both floor and wall coverings, low level WC, overhead storage space housing the electrical consumer unit, central heating radiator and floating wash hand basin with chrome tap fittings.







Kitchen/Diner

With a UPVC double glazed window to the side elevation, the refitted kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect top preparation work surfaces. Integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, oven, grill, space and plumbing for freestanding and under counter white goods, TV aerial point, central heating radiator, spot lighting to ceiling and internal door leading to:

Utility Porch

With UPVC double glazed side door leading to the side patio, 2x UPVC double glazed windows to both front and side elevations, ceramic tiled flooring throughout, central heating radiator, plumbing space for appliances and undercounter white goods with a wood block effect roll top preparation works surface and central heating combination gas boiler.

Inner Hallway

With access into loft space via loft hatch, central heating radiator, built-in utilities cupboard, internal doors leading to:

Bedroom One

With a UPVC double glazed window to the side elevation with secondary glaze, central heating radiator and TV aerial point.

Bedroom Two

With UPVC double glazed window to the side elevation with secondary glaze, central heating radiator and TV aerial point.

Bedroom Three

With a UPVC double glazed window to the side elevation, central heating radiator and fibre connection.

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, P shaped bath unit with curved glass screen and waterfall shower head, complementary tiling to both floor and wall coverings, heated towel radiator, extractor fan and spot lighting to ceiling.

Garage

With electric up and over door to front elevation.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

153.12 m²
1648.17 ft²

Reduced headroom

3.52 m²
37.89 ft²

(1) Excluding balconies and terraces

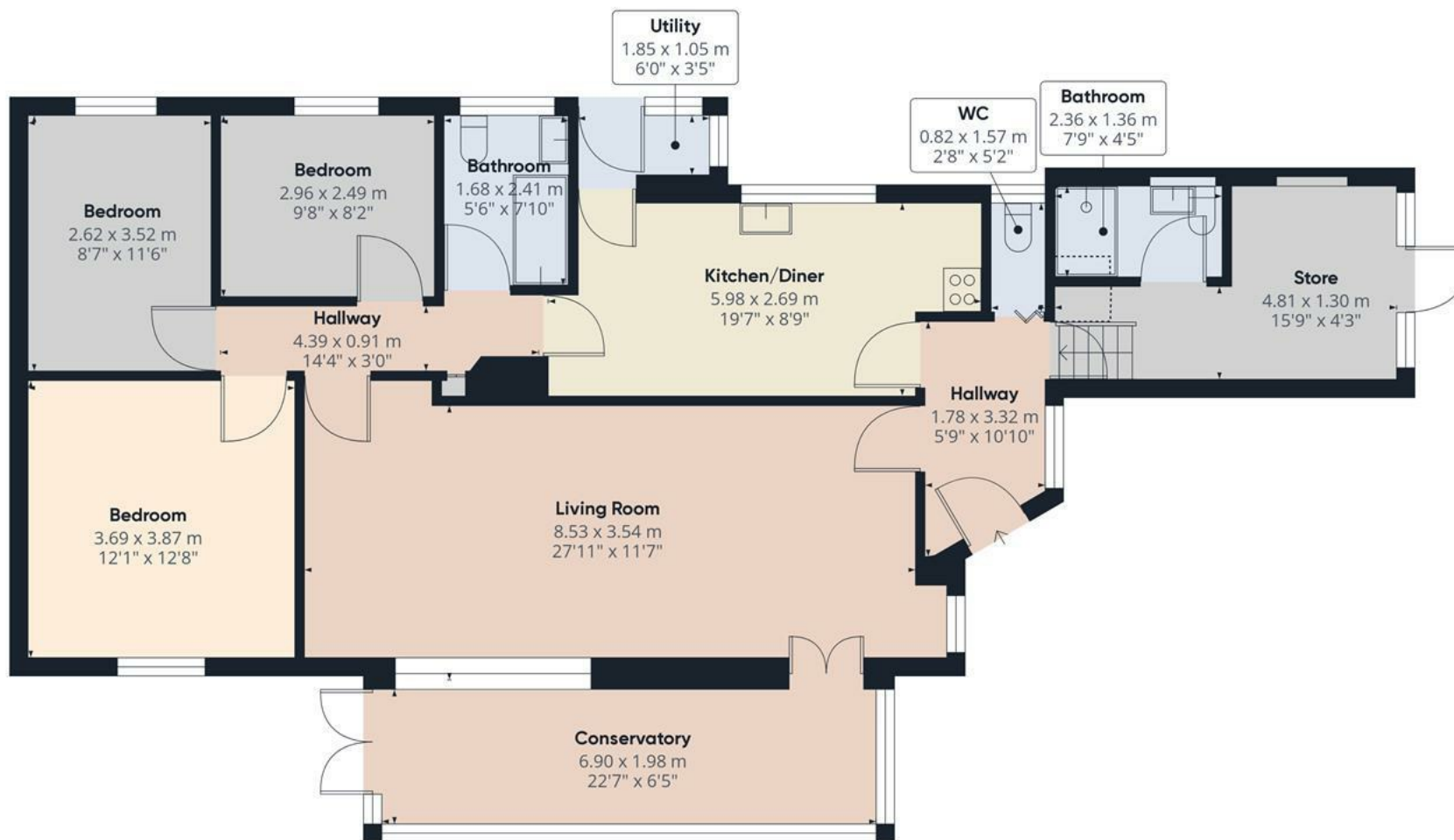
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

122.59 m²

1319.55 ft²

Reduced headroom

0.61 m²

6.57 ft²

(1) Excluding balconies and terraces

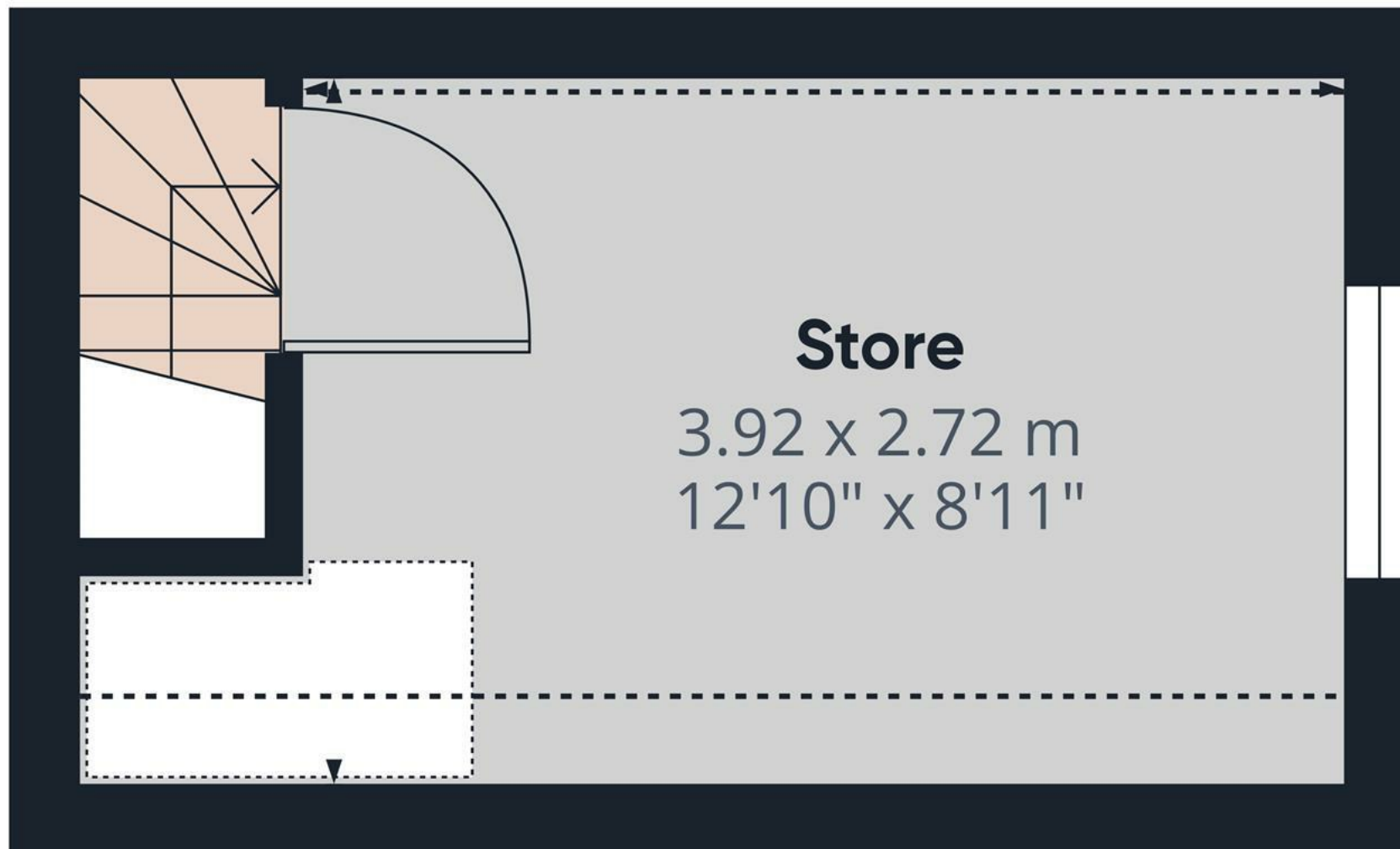
Reduced headroom

..... Below 1.5 m/5 ft

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Approximate total area⁽¹⁾

10.08 m²

108.5 ft²

Reduced headroom

2.91 m²

31.32 ft²

(1) Excluding balconies and terraces

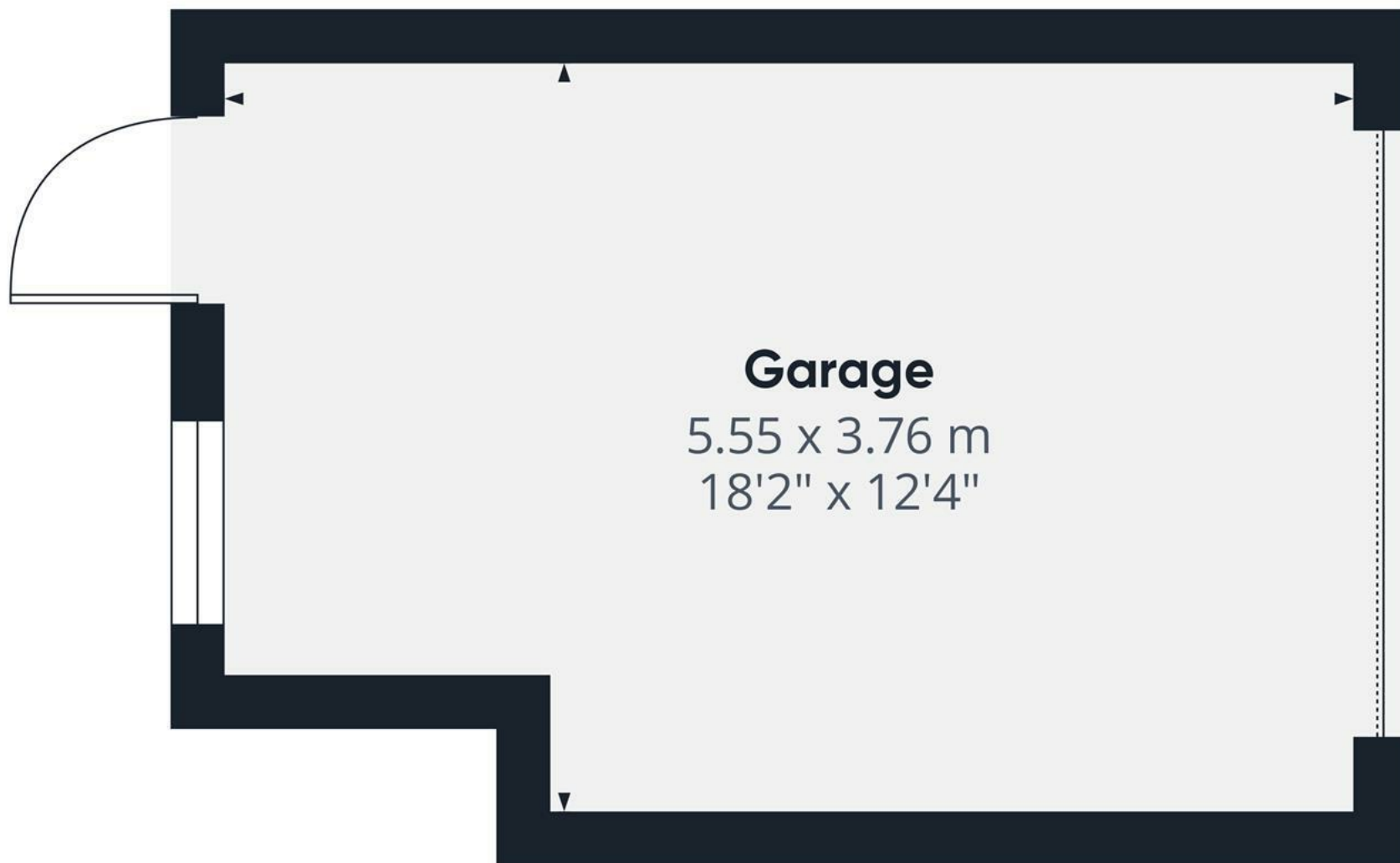
Reduced headroom

..... Below 1.5 m/5 ft.

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Garage
5.55 x 3.76 m
18'2" x 12'4"

Approximate total area⁽¹⁾

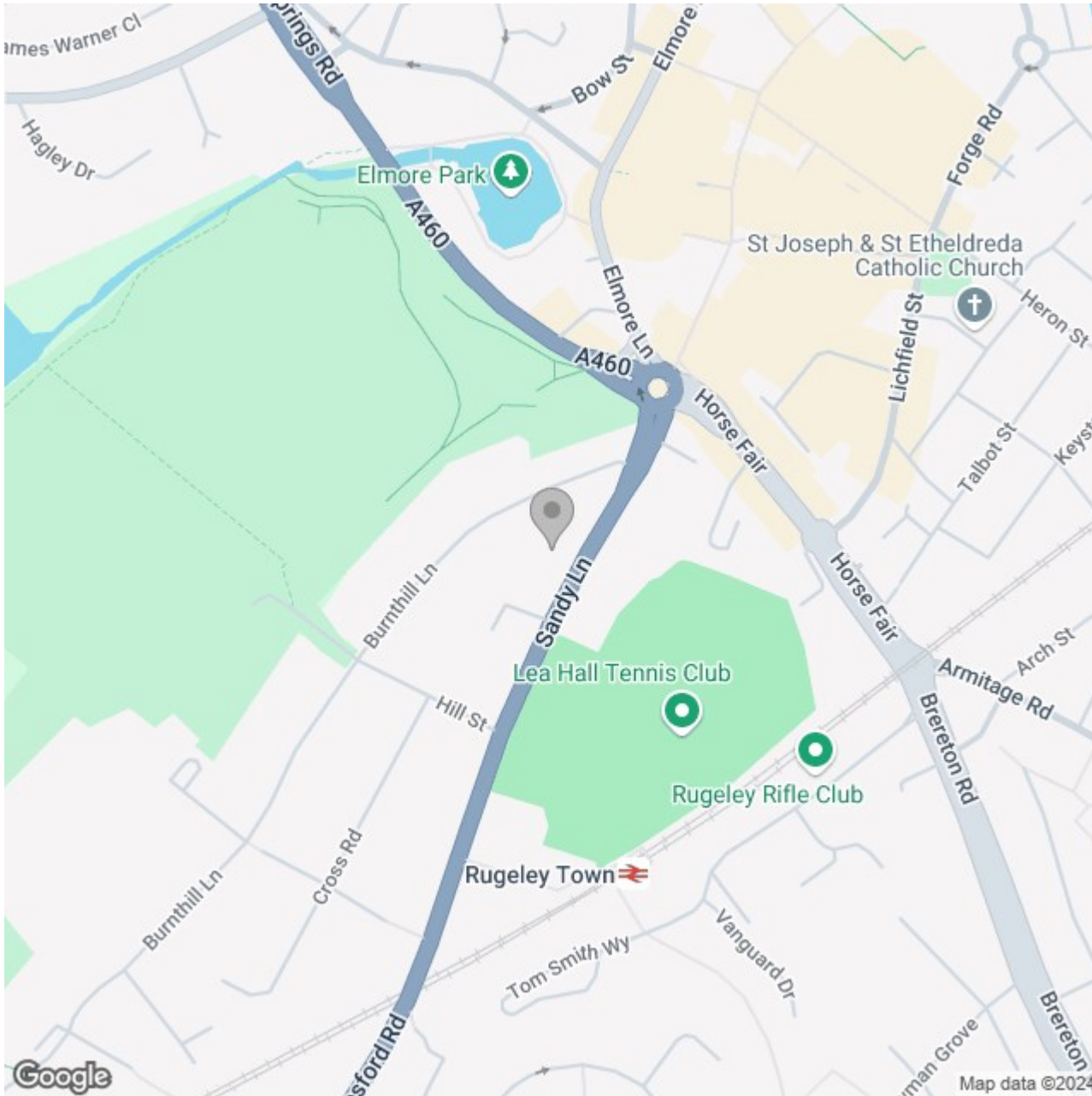
20.45 m²
220.12 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	