





This well-presented two-bedroom detached bungalow is situated in a sought-after location, offering a spacious driveway and an integral garage. The property features two generously sized double bedrooms, two reception rooms, a fitted kitchen, and a modern four-piece bathroom. Ideally positioned close to local amenities and excellent transport links, this home is perfect for those seeking comfortable and convenient living. Viewings are highly recommended.



Accommodation

The accommodation of this charming bungalow begins with a welcoming, spacious hallway featuring tiled flooring, which sets a bright and open tone for the rest of the home. From here, doors lead off to the living areas, bedrooms, bathroom, and utility room. The living room is a comfortable and inviting space, boasting a feature fireplace with a stylish surround and hearth, as well as two double glazed windows to the front. Double glazed French doors open onto the patio, offering a seamless connection between indoor and outdoor living. There is ample space for various furniture configurations, making it ideal for relaxing or entertaining.

The kitchen is well-equipped with matching wall and base units and a range of integrated appliances, including a dishwasher, double oven, and a four-ring gas hob with an extractor. The roll-edge work surface houses a stainless steel sink with mixer tap and drainer, while recessed spotlighting and tiled flooring add a modern touch. The kitchen flows into the dining room, which is perfect for family meals or gatherings, with plenty of space for a dining table and the added benefit of built-in storage. Double glazed French doors lead to the conservatory, a bright and airy space with windows on three sides, offering views over the garden and further access to the patio.

The master bedroom is generously sized, with a window to the side elevation and space for a double bed. It benefits from an en-suite shower room fitted with a three-piece suite, including a shower cubicle, wash-hand basin with vanity unit, and a low-level



WC. Bedroom two is another double, featuring French doors that open directly onto the patio, perfect for enjoying morning light or evening relaxation.

The four-piece family bathroom is a standout feature, offering a double shower cubicle, twin sinks with mixer taps, a bath with a mixer tap, and a low-level WC. The space is complemented by partially tiled walls and a window to the side elevation. Additionally, the property includes a practical study, ideal for those working from home, and a well-designed utility room with space for





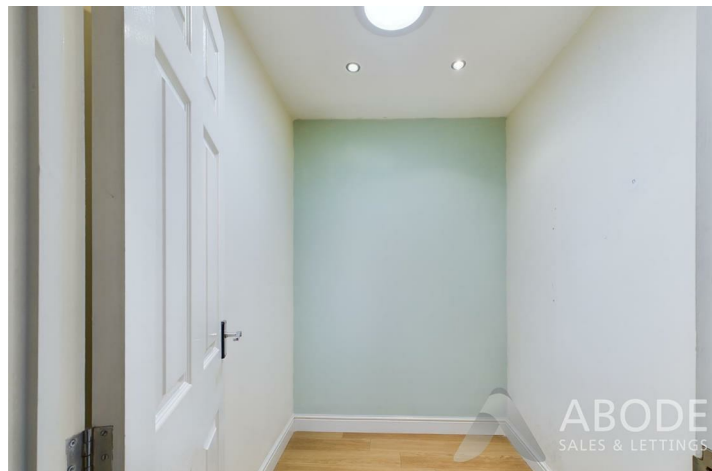
white goods, further storage, and direct access to the integral garage.

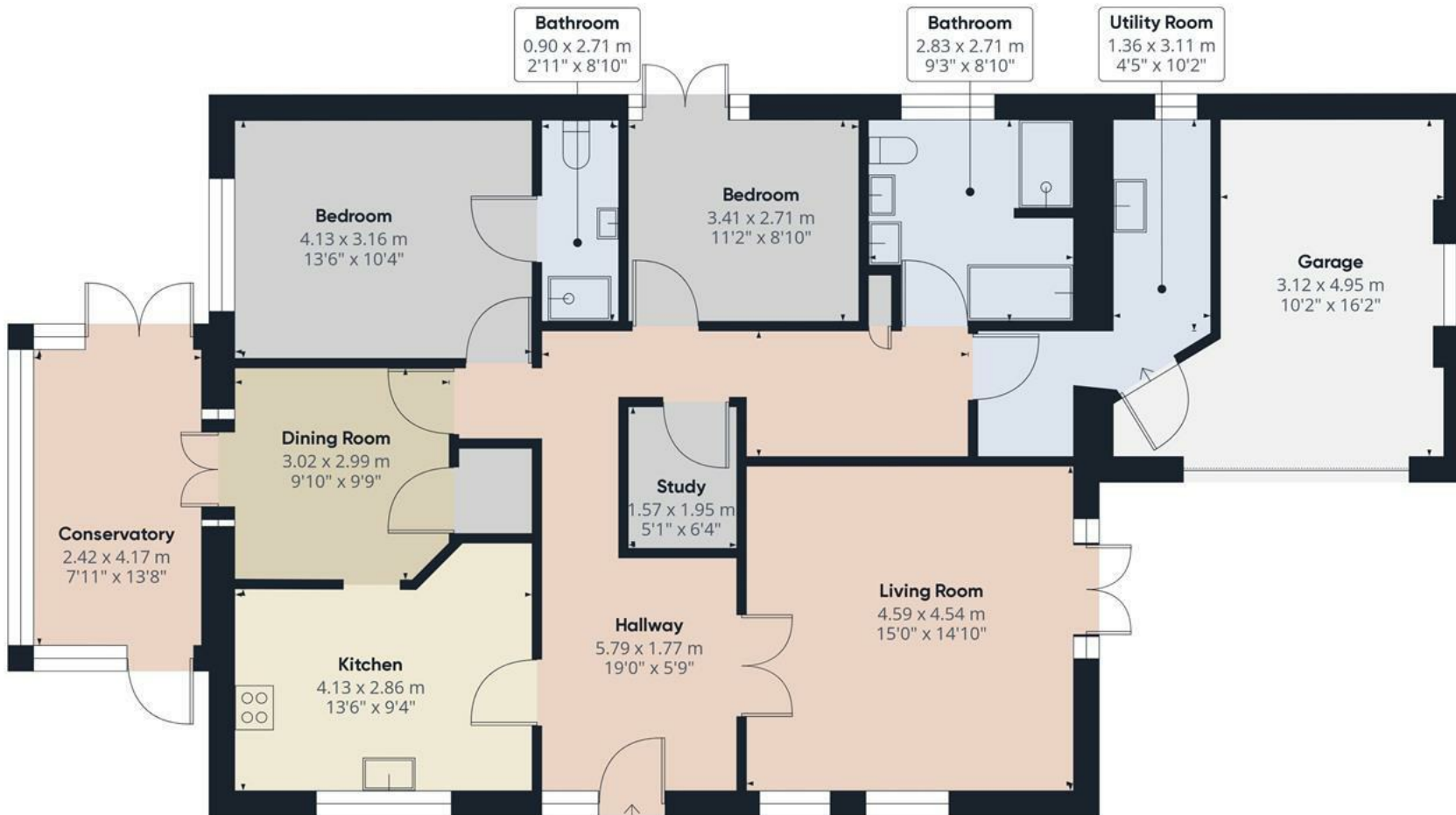












Approximate total area⁽¹⁾

135.87 m²

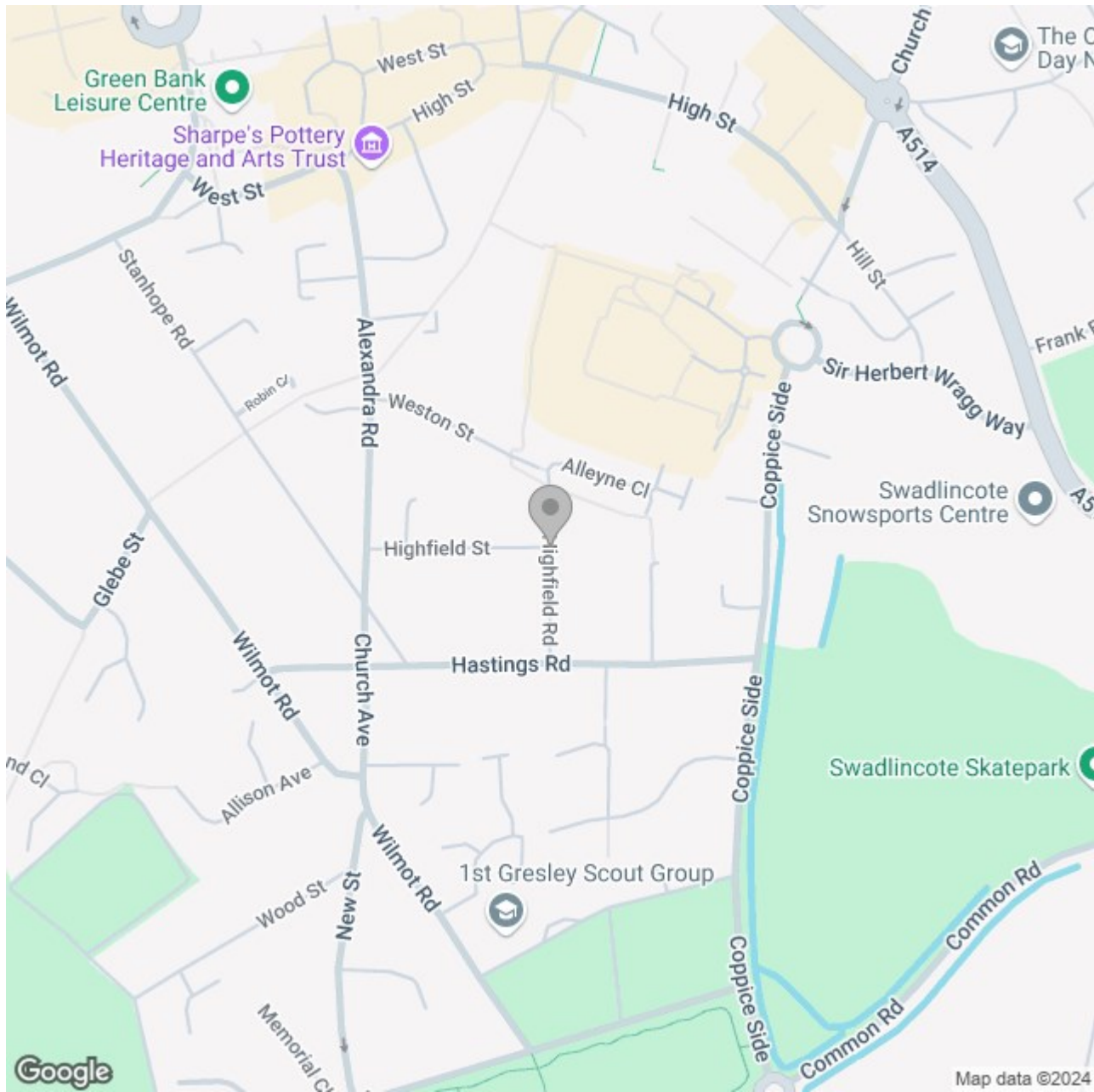
1462.5 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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	