





**\*\*MODERNISED THROUGHOUT\*\*** A well-maintained two-bedroom detached bungalow with additional study room, set within a quiet and desirable residential location. This lovely home offers a spacious lounge diner, modern kitchen, wet room-style shower room, and the benefit of a private rear garden and driveway. Offering flexible accommodation and single-storey living, the property is ideal for a range of buyers looking to downsize, retire, or invest in a peaceful area close to local amenities.



## Accommodation

The property opens into an entrance hallway, which provides access to the principal rooms. The kitchen is presented in a stylish two-tone design with dark lower cabinets and light wall units, complemented by quartz-style worktops, integrated appliances including an oven and hob, and a front-facing window bringing in natural light. The lounge diner is a generous reception space with wood-effect flooring, a feature fireplace, and ample room for both living and dining furniture. Large windows overlook the front aspect, creating a light and airy environment.

There are two well-proportioned double bedrooms. The larger of the two enjoys views over the garden and features built-in mirrored wardrobes, while the second bedroom offers flexibility for guest use. A third room, currently used as a snug or study, provides direct access to the rear garden through French doors, making it a versatile space for home working or relaxation.

The shower room has been adapted into a practical wet-room layout and includes a mains-fed shower with curtain enclosure, low-level WC, wash hand basin with vanity unit, and two obscured windows allowing natural light in. The décor is clean and modern.

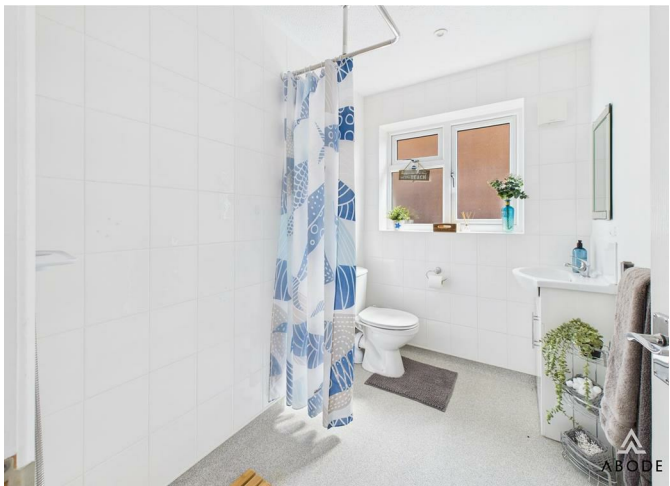
## Outside

To the front of the property, a neatly landscaped gravel garden borders the driveway which provides off-street parking and leads down the side of the property to the rear garden. The enclosed rear garden features a patio seating area directly off the property, lawn, established borders, two timber



sheds, and mature planting including trees and flowering shrubs. The garden enjoys a private outlook and offers a tranquil retreat.





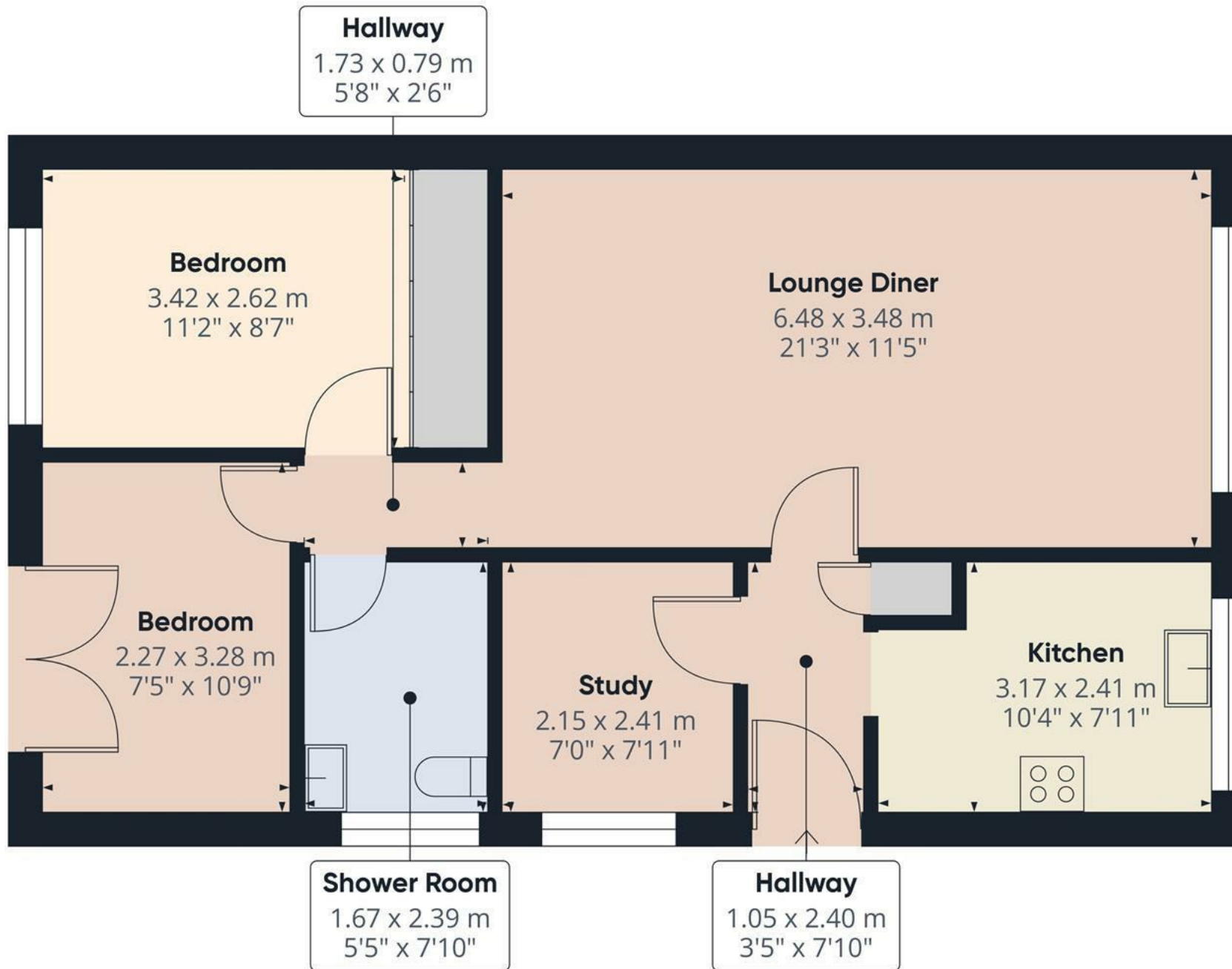












Approximate total area<sup>(1)</sup>  
63.1 m<sup>2</sup>  
678 ft<sup>2</sup>

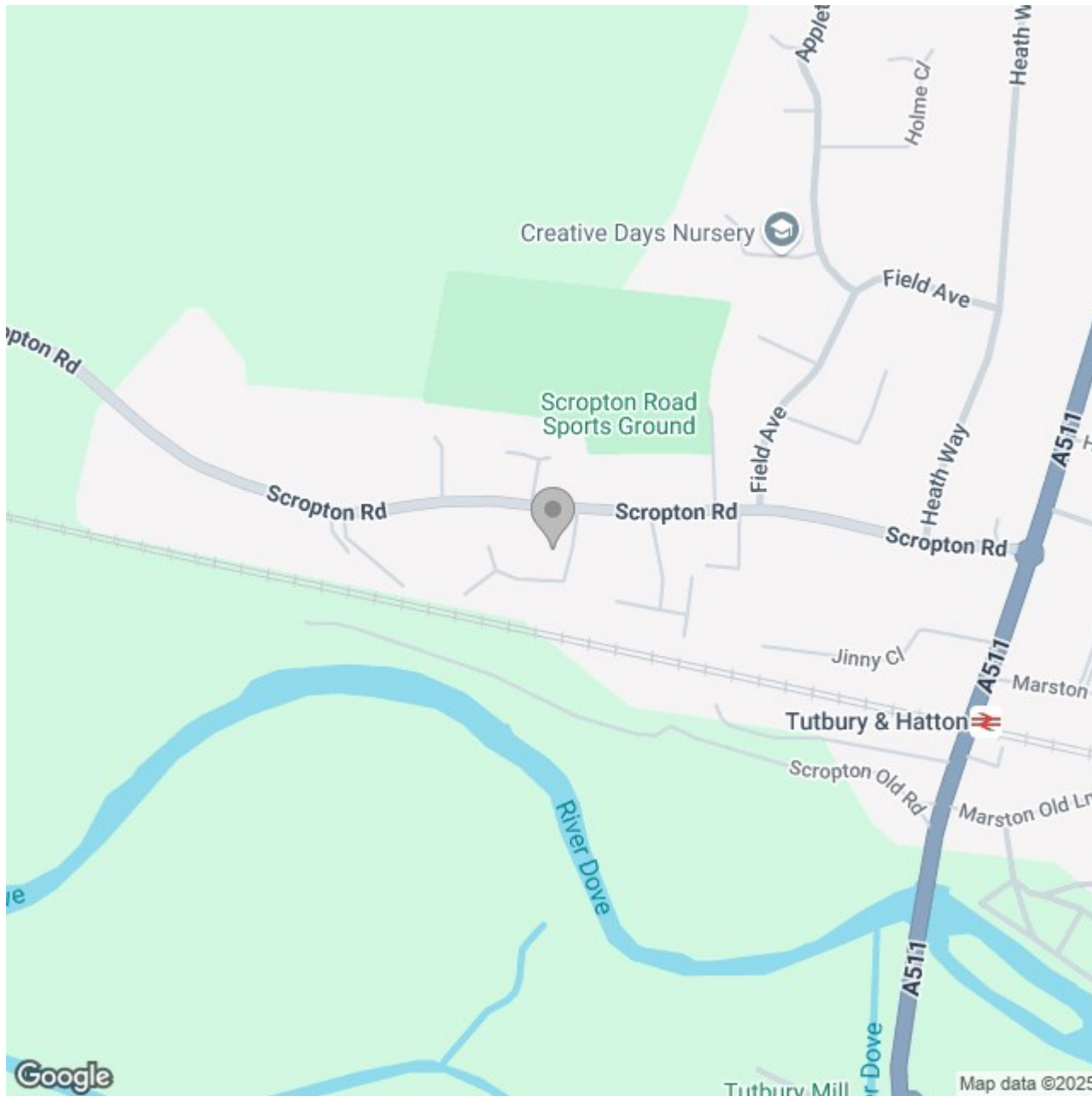
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>88</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |