







This spacious detached bungalow offers far more than meets the eye, starting with a welcoming hallway featuring a UPVC frosted glass door, panelled flooring, loft access and a central heating radiator. The lounge is bright and comfortable, with a UPVC window to the front and an attractive Adam-style fireplace.

The open-plan living/dining kitchen provides a practical layout suited to modern living. The living area has tiled flooring and a central heating radiator, while the kitchen benefits from front and rear windows, fitted base and wall units, granite-effect worktops, tiled splashbacks, integrated fridge and freezer, a range-style cooker with five-ring gas hob and extractor, LED downlighting and a UPVC stable door opening to the rear garden.

A conservatory adds extra flexible living space, with tiled flooring, heating and access to the rear patio. The property includes three bedrooms: a spacious master suite with a dressing area, fitted storage, French doors to the patio and a four-piece en-suite with bath, waterfall shower, WC, bidet and basin; a second bedroom facing the front; and a third overlooking the rear. The main bathroom is fitted with a bath and shower over, WC, basin, tiled finishes and a built-in cupboard currently used for white goods.

Outside, the home offers a low-maintenance rear garden, a front lawn with mature shrubs and ample parking including a front drive, a rear paved drive and a generous one-and-a-half-sized garage with an electric door, power, lighting and additional windows.

Located in the village of Kingsley, the property is close to countryside walks, good schools, access to the A52 and popular local attractions, making it a practical and well-connected place to call home.



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## Hallway

A welcoming entrance hall featuring a UPVC frosted glass door with matching side window, panelled flooring, smoke alarm, loft access hatch, thermostat, central heating radiator and internal doors leading to the main accommodation.

## Lounge

A bright and inviting reception room with a UPVC double-glazed window to the front elevation, attractive feature fireplace with Adam-style surround, TV aerial point, telephone point and central heating radiator.

## Living/Dining Kitchen

An impressive open-plan space ideal for modern living. The living area benefits from ceramic tiled flooring, central heating radiator and access to the electrical consumer unit, with an internal door opening through to the kitchen-diner. The kitchen/dining area offers ceramic tiled flooring and dual-aspect natural light from UPVC double-glazed windows to both the front and rear elevations. Fitted with a range of matching base and eye-level units with granite-effect worktops and tiled splashbacks, the kitchen includes integrated appliances: 1½ stainless steel sink and drainer with mixer tap, fridge and freezer, plus a standout range-style cooker with five-ring gas hob and matching extractor hood. Additional features include LED downlighting, smoke alarm, loft access hatch and a UPVC double-glazed stable door leading out to the rear.



## Conservatory

A delightful additional living space with UPVC double-glazed windows to the rear and side, tiled flooring throughout, central heating radiator and a double-glazed door opening onto the rear patio.











### Bedroom One

Forming part of a superb extension, the spacious master suite welcomes you with a dedicated dressing area complete with fitted wardrobes, drawers, shelving and a central heating radiator. The main bedroom area offers generous proportions, further fitted wardrobes and drawers, two central heating radiators and UPVC double-glazed French doors leading to the rear patio. Access to the en-suite.

### En-suite

A well-appointed four-piece suite comprising low-level WC, wash hand basin with mixer tap, bidet and bath with mixer tap and waterfall shower over. Finished with complementary wall and floor tiling, spotlighting, central heating radiator, extractor fan, UPVC frosted double-glazed window to the side elevation and loft access hatch.

### Bedroom Two

A comfortable bedroom with UPVC double-glazed window to the front elevation and central heating radiator.



### Bedroom Three

A further well-proportioned bedroom featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

### Bathroom

Fitted with a three-piece suite comprising low-level WC, wash hand basin with mixer tap and bath with shower over. Complemented by tiled walls and flooring, extractor fan, central heating radiator, UPVC frosted double-glazed window to the side, and a built-in utilities cupboard currently used to house white goods.

### Outside

The property offers generous and versatile outdoor space, beginning with an attractive front garden featuring a lush lawn, mature shrubs and a neat hedge that provides strong kerb appeal. To the rear, a low-maintenance paved garden creates a private and practical outdoor area ideal for relaxing or entertaining. Parking is excellent, with both a front driveway and a large brick-paved driveway to the rear, providing ample space for multiple vehicles. Completing the exterior is a well-equipped garage with an electric door, offering secure parking or the opportunity to create valuable additional storage.




















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	69	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	











Approximate total area<sup>(1)</sup>

106.3 m<sup>2</sup>

1144 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1





**Garage**  
3.80 x 5.48 m  
12'5" x 17'11"

Approximate total area<sup>(1)</sup>

21.1 m<sup>2</sup>  
227 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



