



- An immaculately presented detached bungalow located in a much sought after location
- Approached via a private drive leading to a large garage with power and lighting
- Well tended grounds with an extremely private and sunny rear garden
- Lounge dining room to front and kitchen breakfast room to rear
- Three bedrooms and updated bathroom with walk in shower
- An easy two-minute walk into the town centre



"An immaculately presented detached bungalow located in a much sought after and quiet residential development, just a two-minute walk to the town centre".

The property has been well maintained by owner and externally the property boasts extensive and well maintained grounds. The accommodation comprises an entrance lobby with double doors opening into a central entrance hallway. The lounge dining room is situated to the front with pleasant views across the town and church. There is a fitted kitchen breakfast room which overlooks the rear garden. Separate utility room with a range of fitted units and access to the garage and garden w.c. Three double bedrooms, one of which is currently used as a dining room / second lounge and has patio doors opening onto the rear garden. The bathroom has recently been updated with a low threshold shower enclosure, there is also a panelled bath and vanity basin, underfloor heating. Gas central heating and full double glazing. Outside, the property is approached via a private drive which leads to a good size garage with power, lighting and as mentioned a w.c. A door from the garage leads into the utility room. A sheltered side hallway accessed from the driveway, also has doors into the kitchen and onto the rear garden. The rear garden is extensive and boasts a well tended lawn with flower borders and patio area, summer house and garden shed. The garden is fully enclosed and extremely private with a sunny westerly aspect.

**Tenure:** Freehold

**Council Tax Band:** D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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