



- A smartly presented three bedroom detached bungalow
- Excellent location within walking distance of the town
- Lounge and a light and bright conservatory to the rear
- Well fitted kitchen/breakfast room and three bedrooms
- Fully enclosed, private and sunny rear garden. Car port with parking
- Offered for sale with no onward chain



'A detached bungalow presented in immaculate order that is within easy, manageable walking distance of the town and its regular public transport networks!' This beautifully presented, three-bedroom detached bungalow presents as an opportunity to move into a lovely home that has been smartly presented and can be enjoyed with little to no fuss and be situated within a level walk of the town and its transport connections. The accommodation comprises an entrance hallway, light and bright lounge with doors which leads into a super, well installed conservatory with electric heating and roof vents which serves as both an additional reception room and/or a dining room and there are French doors out to the garden. There is a kitchen/breakfast room in smart and tidy order and a door which leads out into the car port. The property enjoys three comfortable sized bedrooms and a shower room. GCH and double glazing. The property also enjoys a large loft space with potential to convert should the necessary permissions being granted. Offered for sale with no onward sales chain. The property has well maintained gardens to the front and rear with a shallow lawn and pathway to the front, plus parking to the side and at the rear there is an especially private garden with a sunny aspect. The rear garden is accessible and level for the most part with lawn, pleasant patio seating area and a summer house. Gated car port providing convenient parking. To the rear boundary there is a pretty stream which runs into the town. Steam Mills is a quiet and convenient location located between the town centre and the Withies Park development. The property is within easy walking distance of the general High Street amenities, regular public transport connections and both Primary and Secondary schools. A super location for a variety of buyers.

Tenure: Freehold. Council Tax Band: C.





Approximate total area⁽¹⁾
803.84 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

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.