



- A detached bungalow enjoying a quiet and tucked away position
- Lounge dining room with patio doors onto the rear garden
- Kitchen breakfast room with a range of fitted units
- Two bedrooms, main bedroom with ensuite, family bathroom
- Private driveway parking leading to a single garage
- Fully enclosed and private West facing garden



"A detached bungalow enjoying a secluded position at the head of a quiet cul de sac".

The accommodation comprises entrance lobby into the entrance hallway. Lounge dining room with patio doors opening onto the rear garden. Kitchen breakfast room with a range fitted units and window overlooking the front drive. Two bedrooms both having a built in double wardrobe. The main bedroom has the benefit of an ensuite shower room. There is gas central heating and double-glazed windows.

The property is approached from a private drive which leads to a single garage with power & lighting. The rear garden can be accessed from both sides of the bungalow and is West facing, fully enclosed with lawn and flower borders. To the side and rear of garage is a patio area. Offered for sale with no onward chain.

**Tenure:** Freehold. **Council Tax Band:** D.







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

780 ft<sup>2</sup>  
72.3 m<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.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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](mailto: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.