



Carlton Avenue
Brown Edge, ST6 8SH

- BEAUTIFULLY PRESENTED
- A DETACHED BUNGALOW
- SEMI RURAL LOCATION
- SPACIOUS THROUGHOUT
- PORCH, HALL, BAY WINDOW LOUNGE
- GENEROUS KITCHEN/DINING ROOM
- TWO GROUND FLOOR BEDROOMS, SHOWER ROOM
- FIRST FLOOR BEDROOM & ENSUITE

£299,995





Property Description

INTRO

A beautifully presented spacious detached 3 bedroom detached bungalow is located within the rural village of Brown Edge with countryside close by in abundance! Viewing is imperative to see this loved residence comprising, a long hallway, spacious lounge with stove for extra heat, a generous kitchen/dining room, two ground floor bedrooms, a shower room, rear hallway with storage, rear porch, a large first floor bedroom, ensuite. Externally well appointed landscaped gardens to the front and rear, decking area. A detached garage with hobbies room to the rear. UPVC double glazing & gas central heating. The property is located within a popular cul de sac location yet within amenities and road links to larger towns & countryside.

ENTRANCE HALL

Access via a composite front door with glazed panels, access to all ground floor rooms. Radiator. Coving to the ceiling.



LOUNGE

14' 2" x 11' 11" (4.32m x 3.63m)

A spacious lounge with a walk in bay window to the front, window to the side. A fireplace with inset stove providing lots of warmth, vertical radiator.

KITCHEN/DINING ROOM

18' 5" x 9' 10" (5.61m x 3m)

With a good sized defined dining area, window to the side, radiator, window to the rear, radiator. A fitted kitchen area with fitted base and wall units, work surfaces, inset sink, china display cabinets, space for range cooker.



REAR HALL WAY

With fitted storage cupboards and airing cupboard and a boiler cupboard. glazed doors to the rear porch.

REAR PORCH

With skylight, UPVC double glazing, door to the garden.

BEDROOM ONE

10' 4" x 9' 4 plus wardrobes" (3.15m x 2.84m)

Window to the front, radiator, fitted wardrobes.

BEDROOM TWO

9' 6" x 9' 1 plus wardrobes" (2.9m x 2.77m)

Window to the side, fitted wardrobes, radiator.



GROUND FLOOR SHOWER ROOM

12' 5" x 5' 7" (3.78m x 1.7m)

Comprising a double shower, wash hand basin, vanity cabinets, low level W.C, splash back tiling. Radiator. Window to the side. Tiled floor.

FIRST FLOOR LANDING

BEDROOM THREE

18' x 13' 7 max" (5.49m x 4.14m)

A good sized first floor bedroom with roof windows and a window to the front with a far reaching view, lots of natural light, radiator, store areas to the eaves.



EXTERNALLY

FRONT GARDEN

A landscaped front garden area, laid to lawn & shrub borders, a pleasant out look with countryside to the side and a view over the valley. A driveway provides parking spaces. Access to the rear garden via gates.



DETACHED GARAGE

19' x 9' 3" (5.79m x 2.82m)

Electronic roll up front door, internally divided in to two rooms with a further hobbies room to the rear of the garage 9 x 7'8 approx. Electric light and power, side access door to the garden, loft storage.

REAR GARDEN

A landscaped rear garden with a paved patio area, decking area, summerhouse. Shrun borders, laid to lawn garden. A storage area to the side of the bungalow.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



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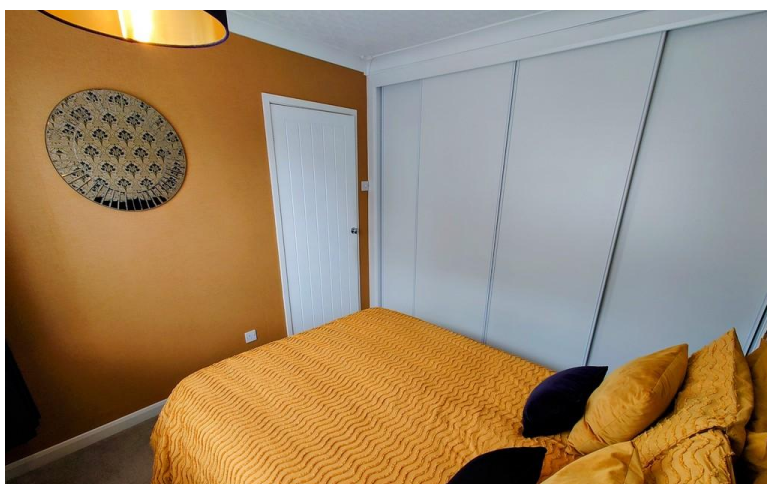
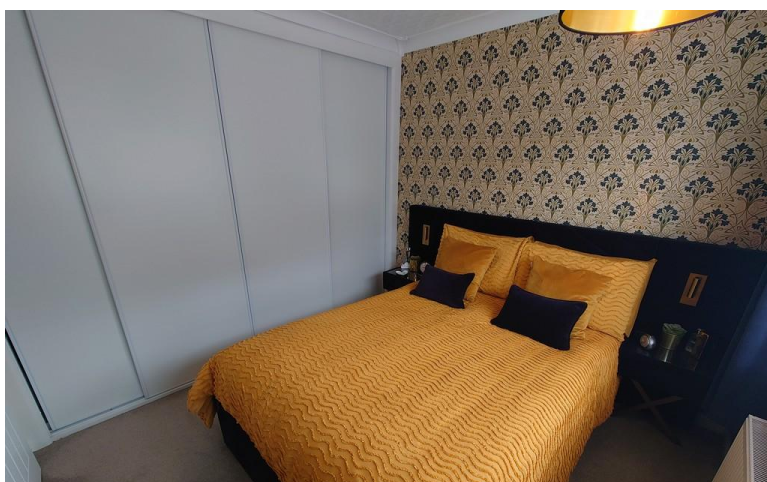
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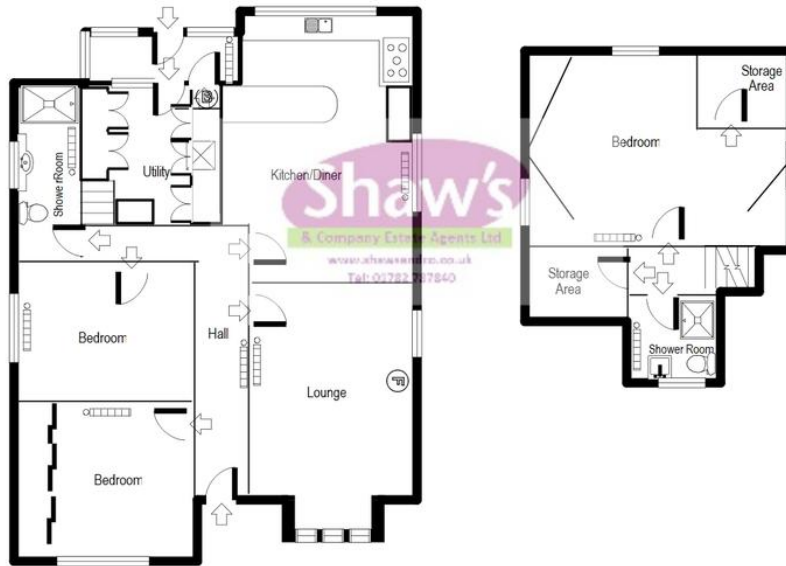
Current: Potential:











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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