



Pratts Lane, Mappleborough Green, B80 7BW

£595,000

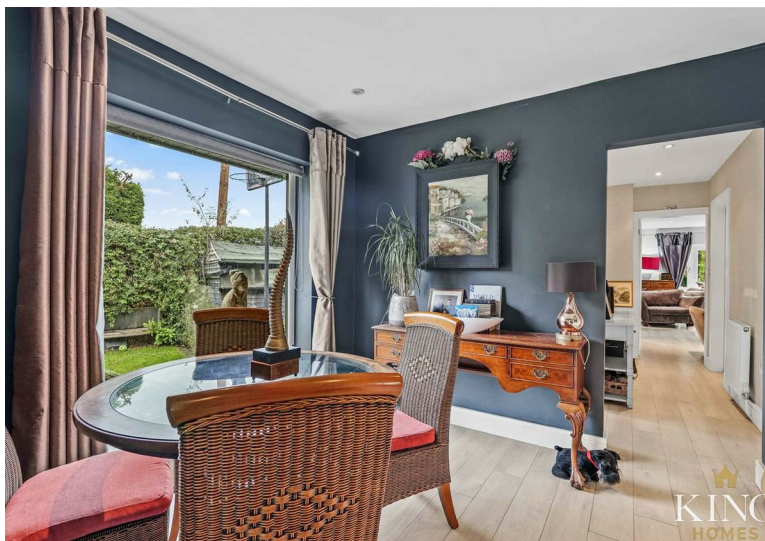


***NO CHAIN* FANTASTIC, TWO BEDROOM, modern detached BUNGALOW** situated on an enviable plot with a large driveway located in the highly desired Pratts Lane in Mappleborough Green. Enclosed large rear garden, spacious lounge, open plan modern kitchen / family room, two double bedrooms, wet room, office and conservatory. Space for a two/three further bedrooms in the loft, subject to planning*

This well presented, modern detached bungalow offers spacious living accommodation arranged on one floor. The property enjoys a wrap around plot which comprises of a well established enclosed rear garden with patio entertaining area, lawned area and hedging to borders. To the front aspect is a lawned garden and a spacious driveway for off-road parking for multiple vehicles.

The beautifully presented internal living accommodation comprises in brief of a bright and spacious modern kitchen and family entertainment space which includes ample cabinetry and integrated appliances, through dining room, hallway leading to two well-proportioned bedrooms, a modern wet room, generous living room with french doors leading out to the rear garden, office, and conservatory to the rear.

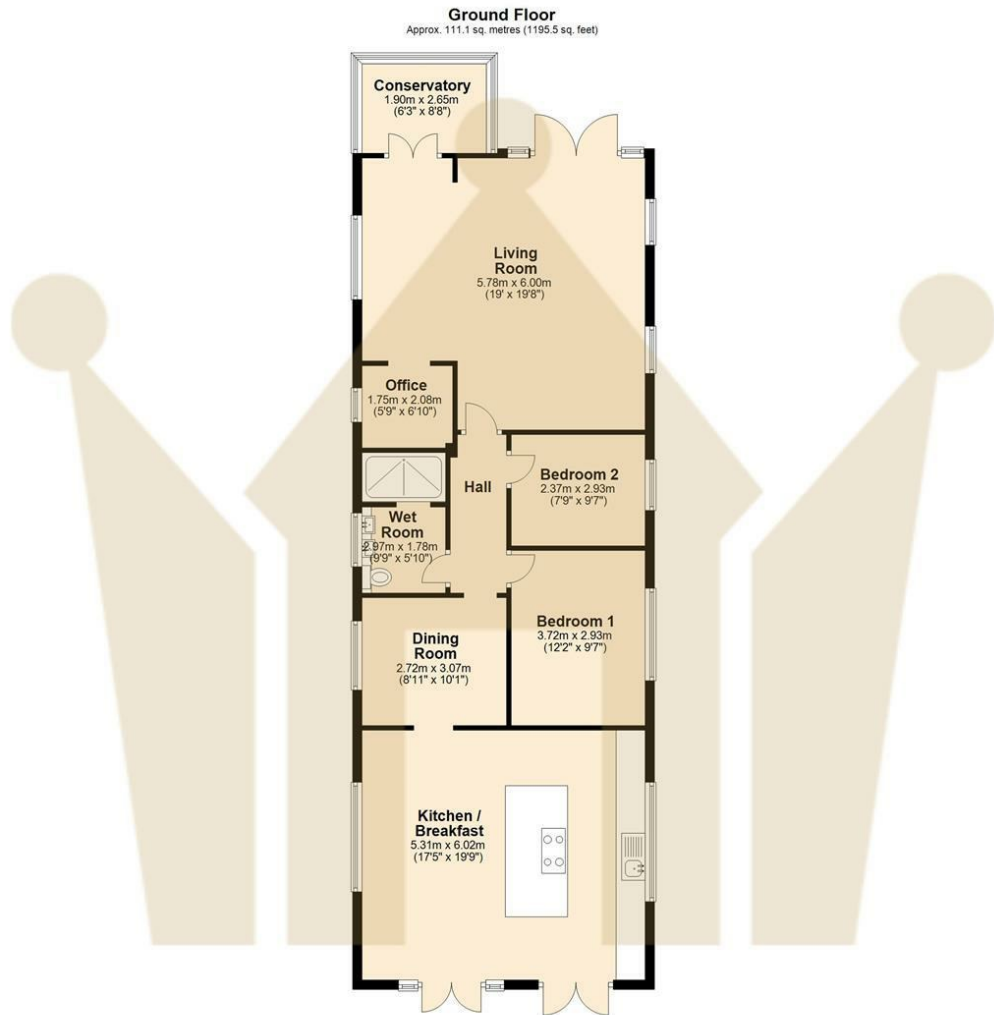
Further benefits from double glazing and gas central heating. Viewing is advised.



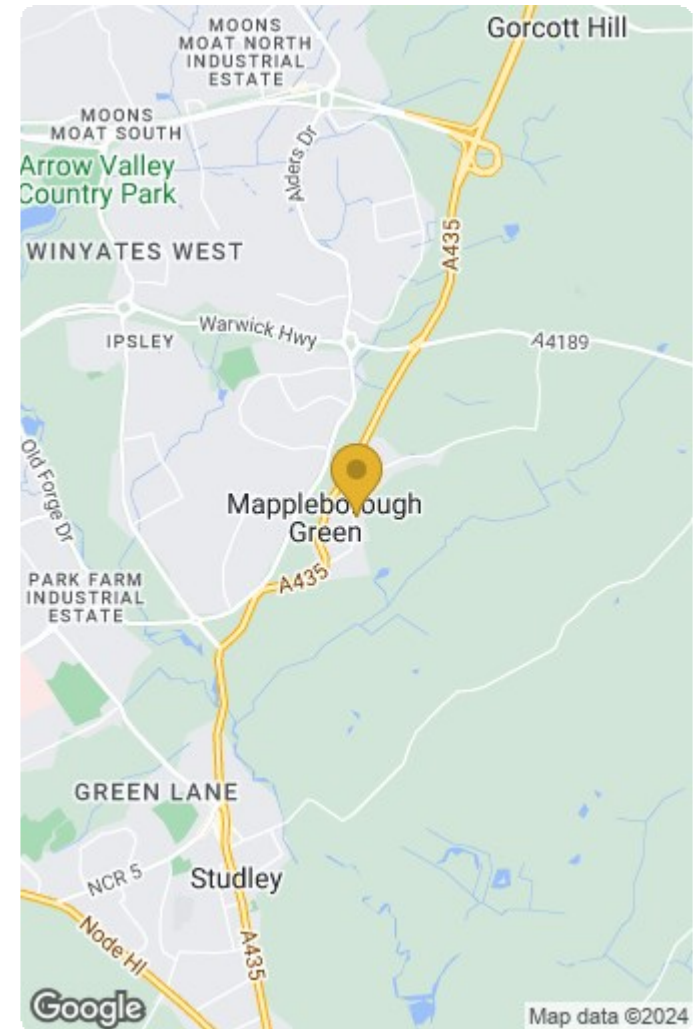
Kitchen / Breakfast	17'5" x 19'9" (5.31m x 6.02m)
Dining Room	8'11" x 10'0" (2.72m x 3.07m)
Hallway	
Living Room	18'11" x 19'8" (5.78m x 6.00m)
Bedroom One	12'2" x 9'7" (3.72m x 2.93m)
Bedroom Two	7'9" x 9'7" (2.37m x 2.93m)
Wet Room	9'8" x 5'10" (2.97m x 1.78m)
Office	5'8" x 6'9" (1.75m x 2.08m)
Conservatory	6'2" x 8'8" (1.90m x 2.65m)







Total area: approx. 111.1 sq. metres (1195.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		