



## Twycross Road

Snarestone

Asking Price £825,000



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#### Accommodation Details

A well presented rural THREE bedroom DETACHED bungalow set amongst 1.5 acres of private grounds with a long, sweeping gravelled driveway leading up to this extended bungalow with triple garage, workshop, store room and outside, functional WC.

Set amongst the extensive grounds you will find a self maintained pond, water features, lawns, private separate gardens, vegetable garden and courtyards.

This property is run on LPG and has a new GlowWorm boiler.

#### External and Approach

This fabulous extended bungalow situated within 1.5 acres of mature gardens with large rockery and pond has a sweeping gravelled driveway leading up to the main property, triple garage, workshop, lawn mower storage and outside toilet. With a driveway offering ample parking for multiple vehicles, you can take the step down to the main entrance, which is located through a solid wood door from a small block paved patio area.

#### Entrance Hall

As you enter the property, you are greeted by an extremely large and bright open entrance hallway. Currently decorated in neutral tones with cream carpets. This room has multiple plug sockets, thermostatic controlled radiator and telephone point. There is also a large window looking out over the private driveway and pond along with four up lighters fitted to the wall.

#### Living Room

27'8" x 21'6" (8.45 x 6.57)

A grand living room approached through the double doors leading off from the hallway. You'll be surprised by the size of this room and how bright it is with two large bay windows looking out over the driveway and pond area along with a tall window looking out over the private side garden, taking in the colours of the mature shrubs and plants. The living room is decorated in neutral tones with a fabulous stone built working fireplace and cream carpets leading in from the hallway. This is a very large room and comprises of three radiators multiple plug sockets, aerial points, four wall mounted up lighters and a central chandelier style ceiling light with ceiling rose. A fabulous space allowing for plenty of large furniture.

#### Dining Room

16'6" x 11'6" (5.04 x 3.51)

Located at the rear of the property and accessed via wooden double doors from the living room or from the kitchen. This is a large dining room which would comfortably fit a ten seater table along with additional furniture. Another bright room, with tall windows consisting of four panes, looking out over the rear courtyard and mature lawn area. This room has been decorated within the last couple of months in neutral tones and has a well maintained mocha coloured carpet to the floor. On the walls, you will find mouldings to add some character to the room and a ceiling mounted light fitting in the centre of the room framed by a ceiling rose. The dining room also has multiple plug sockets and a radiator.

#### Kitchen/Diner

22'7" x 11'6" (6.90 x 3.53)

Fabulous space with plenty of room for entertaining or to have a table and chairs for informal dining. This is another very bright room with two large windows and a white UPVC door with glass panel leading out onto the patio area at the rear of the property. This room also has the additional extra of a large, attractive, modern lantern skylight. Currently carpeted in grey and decorated in neutral tones with a modern Wickes cream kitchen with base and wall units pantry cupboard, bin cupboard, integrated Beko dishwasher along with a AEG four ring gas burner hob, AEG half height double oven and built in wine fridge. The worktops are grey marble effect and the room also has multiple plug sockets, a large radiator and spotlights to the ceiling.

#### Utility Room

7'0" x 6'5" (2.14 x 1.96)

This utility room is located off of the kitchen and houses the Glow Worm boiler. This room also has multiple plug sockets along with a small window, looking out onto the mature shrubbery. Currently decorated in grey with grey tiled flooring.

#### Bedroom One

21'6" x 16'4" (6.56 x 4.99)

This fabulous main bedroom suite is located off of the entrance hall with a solid wood door leading into its own private corridor which allows access into the loft and has two ceiling pendant lights. This room also branches out to allow space for a desk and chair acting as an ideal Office space. As you get to the end of the corridor, you'll find an attractive glass cube brick wall and a further door leading into the enormous main bedroom. This room is currently decorated in neutral tones with dark pink carpet to the floor and three windows taking in the views over the driveway and rear gardens. With decorative architrave and a pendant light from the centre of the room. You will also find a large radiator, plug sockets and thermostat control. There are also two down lighters fitted comfortably over the headboard space.

#### Bedroom One Ensuite

10'6" x 6'2" (3.21 x 1.9)

A shower ensuite with a large window fitted with privacy glass and in built extractor fan. This room is currently carpeted to match the main suite to compliment the wall tiles, floor to ceiling, chrome heated towel rail along with an additional radiator, WC and freestanding hand basin. This room also has a double shower cubicle that runs off of the mains.

#### Bedroom One Dressing Room

10'6" x 9'7" (3.21 x 2.94)

Branching off from the main bedroom is an additional space. Ideal to be used as a dressing room or further office space. This room has been tastefully decorated with soft green wallpaper and matching carpet leading through from the main bedroom. There's plenty of space in here for large furniture pieces and comprises of a radiator and large window looking out onto the garden.

### Bedroom Two

13'8" x 11'11" (4.19 x 3.64)

At the rear of the property, this bedroom has delightful views over the rear grounds and a large window. Currently decorated in a simple white and silver wallpaper with cream carpets to the floor and a pendant ceiling light. This is a very comfortable double bedroom allowing space for large pieces of furniture and has multiple plug sockets along with an ensuite.

### Bedroom Two Ensuite

6'0" x 4'6" (1.83 x 1.38)

Ensuite bathroom provides a mains controlled shower cubicle with WC and hand basin. There is also a radiator located behind the door and a built-in extractor fan. This room has been decorated in cream tiles floor to ceiling with cream carpet to the floor following in from bedroom, two.

### Bedroom Three

12'4" x 10'2" (3.76 x 3.12)

Bedroom three is located at the front of the property and although the smallest of the rooms is still a large double bedroom. Currently decorated in neutral tones and a cream Carpet to the floor. There is a wall mounted radiator, pendant ceiling light along with light switch and additional pull cord and multiple plug sockets. The large window in this room allows you to take in the views over the pond and driveway.

### Family Bathroom

8'10" x 7'8" (2.70 x 2.35)

The family bathroom is located at the rear of the property and comprises of a four piece suite. With a full-size bath, double shower cubicle, WC and hand basin fitted into the wall mounted vanity unit. This room has been tiled floor to ceiling in soft tones with a wall mounted heated towel rail along with an additional radiator and stone effect tiles to the floor. This room also benefits from an extractor fan as well as a double shaving socket and pendant light.

### Local Authority and Council Tax Band

NWLDC

Band D

### Postcode for Sat Navs

DE12 7BY

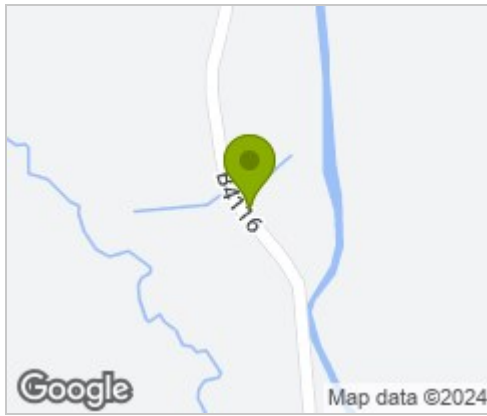
### Out of Hours Contact Arrangements

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### Property to Sell?

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## GROUND FLOOR



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

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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