







**FANTASTIC RURAL VILLAGE LOCATION, SITUATED IN A LARGE PLOT THIS THREE BEDROOM DETACHED BUNGALOW PROVIDES POTENTIAL. A viewing of this property is highly recommended, with spacious accommodation throughout, two large reception rooms and must be seen to be fully appreciated. The bungalow on Willow Bridge Lane in Braithwaite briefly comprises of entrance hallway, living room with feature fireplace, separate living/dining room, kitchen/breakfast room, large utility room, three spacious bedrooms, bathroom, storage garage, surrounding lawned gardens and off street parking via the double gates. RARE OPPORTUNITY.**



### ENTRANCE HALL

6' 9" x 10' 5" (2.07m x 3.20m) The front facing door leads to the entrance hallway with front facing single glazed frosted window, two radiators, coving to the ceiling, storage cupboard and provides access to all accommodation.

### LIVING ROOM

13' 10" x 12' 8" (4.24m x 3.88m) Beautiful bright reception room with feature fireplace/stone surround, front facing double glazed window, coving to the ceiling and open access to the living/dining room.

### LIVING/DINING ROOM

20' 10" x 12' 0" (6.37m x 3.66m) Fantastic reception room overlooking the rear gardens via the side/rear facing double glazed windows, radiator and door to the kitchen.

### KITCHEN/BREAKFAST ROOM

15' 9" x 11' 10" (4.82m x 3.63m) Spacious breakfast kitchen, with central table/breakfast bar, a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a fridge/freezer, space for an electric cooker/hob, radiator, coving, rear facing double glazed window and open access to the utility room.

### UTILITY ROOM

9' 11" x 7' 10" (3.03m x 2.40m) Useful utility room with further base units, work surface incorporating a single bowl sink, plumbing for a washing machine, upvc door to the garden, rear facing double glazed window, radiator and floor mounted boiler unit.

### BEDROOM

10' 9" x 13' 0" (3.30m x 3.98m) Great double bedroom with front facing double glazed window, side facing double glazed window, radiator, coving and fitted wardrobe.



### BEDROOM

9' 9" x 8' 0" (2.98m x 2.44m) Positioned at the front of the property with fitted storage cupboard, front facing double glazed window, radiator and coving.

### BEDROOM

9' 0" x 7' 10" (2.76m x 2.39m) Single bedroom with fitted wardrobe/storage, front facing double glazed window and a radiator.











### BATHROOM

8' 6" x 11' 5" (2.61m x 3.49m) Spacious bathroom with separate shower cubicle, electric shower unit, bath, low flush WC, wash hand basin, mirrored cabinet, radiator, towel radiator, shaving point, partially tiled walls and side facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Double gates lead to the driveway providing off street parking, central lawn with hedge to the front and fence to the side.



### STORAGE GARAGE

Currently utilised for storage with a single door to the front and side for access and front/side facing single glazed windows.

### REAR GARDEN

Lawned area with partial fence enclosure and the oil tank is situated to the rear of the storage garage.

### NOTES

**\*\*The property is sold with an agricultural tie and if a mortgage is required please discuss with an advisor whether it is possible to purchase prior to viewing\*\***

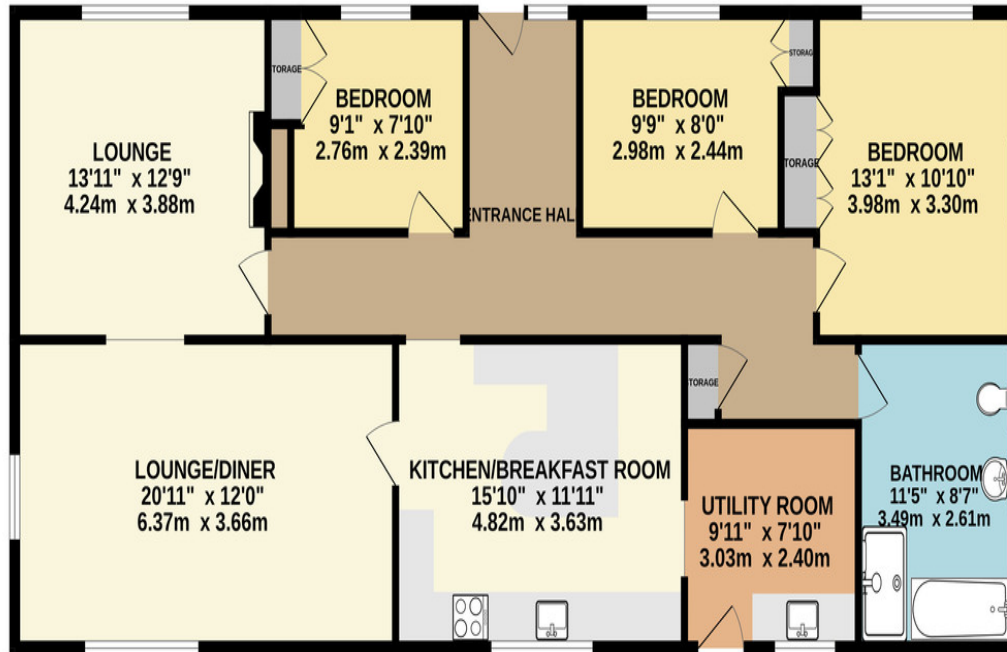
**\*\*The heating system is currently oil\*\***

**\*\*Potential ongoing development of the land to the rear of the property\*\***





GROUND FLOOR  
1354 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		