





**SPACIOUS BUNGALOW ON A SOUGHT AFTER STREET IN ARMTHORPE WHICH OFFERS A MOVE IN READY HOME AFTER FULL RENOVATION. The bungalow is available with no upward chain and vacant possession. An internal inspection is recommended to fully appreciate the accommodation available. It is also positioned on a generous plot with large front and rear gardens. The property in brief comprises of entrance hallway, living room with sliding doors to the patio, new kitchen/diner, side entrance hall/utility space, three bedrooms, new bathroom with three piece suite, car port, driveway providing off street parking for 4/5 cars, garage, lovely rear garden with patio. A GREAT BUY AND FABULOUS PRESENTATION.**

#### ENTRANCE HALL

4' 9" x 17' 3" (1.47m x 5.27m)

The bungalow is accessed via the front facing double glazed frosted door leading to the entrance hallway with new laminate flooring and a radiator.

#### LIVING ROOM

13' 10" x 11' 10" (4.23m x 3.62m)

Spacious reception room positioned at the rear of the property with rear facing double glazed sliding doors to the patio, radiator, spotlights and new carpets 2023.

#### SEPARATE DINING ROOM OR BEDROOM

11' 9" x 8' 11" (3.59m x 2.73m)

Further reception room or potential third bedroom, this versatile space benefits from front facing double glazed window, radiator and spotlights.

#### KITCHEN/DINER

12' 2" x 8' 4" (3.71m x 2.56m)

New range of fitted units at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, matching breakfast bar, spotlights, radiator, rear facing double glazed window and side door to the side entrance/utility.

#### SIDE ENTRANCE/UTILITY

9' 3" x 2' 3" (2.84m x 0.69m)

Single glazed door to the driveway at the side, front/side and rear facing single glazed windows and plumbing for a washing machine.



#### BEDROOM

13' 8" x 11' 3" (4.18m x 3.44m)

Wonderful double bedroom with front facing double glazed bay window, spotlights and radiator.

#### BEDROOM

6' 9" x 9' 11" (2.06m x 3.04m)

Further bedroom with side facing double glazed window, radiator and spotlights.







#### BATHROOM

5' 5" x 5' 10" (1.66m x 1.80m)

New bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with dual shower head and glass screen, heated towel radiator and side facing double glazed frosted window.

#### FRONT GARDEN & DRIVEWAY

Off street parking available on the driveway for 4/5 cars, front lawn with shrub beds and side access gate to the rear garden.



#### CAR PORT & GARAGE

The car port is attached the bungalow and offers sheltered parking. The single garage is positioned in the rear garden and accessed via the driveway.

#### REAR GARDEN

Large rear garden, mainly laid to lawn with mature shrubs/trees and a paved patio.

#### NOTES

Superb Renovation Including....

Re-Plastered & Fabulous Presentation

New Kitchen/Breakfast Area 2023

New Bathroom Three Piece Suite 2023

New Central Heating Boiler & System 2023

New Full Electrics 2023

No Upward Chain





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		