





**LOVELY OPPORTUNITY TO PURCHASE A BEAUTIFUL SEMI-DETACHED BUNGALOW ON A CORNER PLOT WITH FABULOUS WRAPAROUND GARDEN AND VIEWS OF THE CHURCH. This delightful bungalow offers plenty, within easy reach of all local amenities, bus route within walking distance and a quiet cul de sac location on Churchfield Close. The property is pleasantly presented and briefly comprises of entrance hallway, living room, kitchen, inner hall, two spacious bedrooms, bathroom, gardens to the front/side/rear and a driveway to the rear leading to the detached single garage. GREAT BUY IN DN5.**



### ENTRANCE HALL

2' 10" x 9' 3" (0.87m x 2.84m) The property is accessed via the front facing double glazed frosted door to the entrance hallway with door to the kitchen/living room, dado rail and a radiator.

### LIVING ROOM

10' 7" x 16' 4" (3.25m x 4.98m) Spacious living room with views over the delightful garden via the rear facing double glazed French doors to the patio, radiator, dado rail and a log effect feature fire with decorative surround.

### KITCHEN

9' 2" x 8' 7" (2.81m x 2.63m) Nicely presented kitchen with fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a freestanding cooker with gas hob, plumbing for a washing machine, space for a fridge/freezer, coving, tiled walls and a front facing double glazed window.

### INNER HALL

7' 4" x 2' 8" (2.24m x 0.82m) Benefits from storage cupboard, dado rail and provides access to the bedrooms and bathroom.

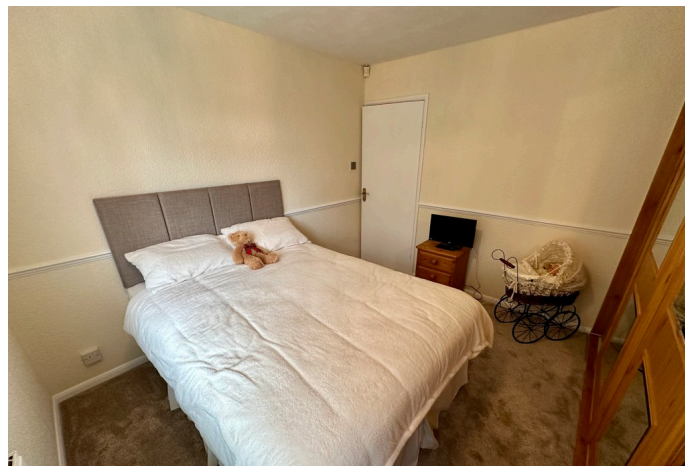
### BEDROOM

10' 7" x 10' 9" (3.25m x 3.30m) Lovely spacious double bedroom with views over the garden once again via the rear facing double glazed window, radiator, dado rail and fitted sliding wardrobes.

### BEDROOM

7' 9" x 8' 8" (2.37m x 2.65m) Further double bedroom with front facing double glazed window, radiator, dado rail and loft access point.







### **BATHROOM**

5' 6" x 6' 5" (1.69m x 1.98m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with electric shower unit mounted above, partially tiled walls, radiator, coving and front facing double glazed frosted window.

### **GARDENS**

A beautifully wraparound garden to the front, side and rear with a mixture of shrubs, flowers, fruit trees, fence enclosure, gravelled areas, central lawn, paved patio, raised rockery and rear access gate to the driveway behind.



### **DRIVEWAY & GARAGE**

Single garage with up and over door accessed from the driveway to the side, providing off street parking for vehicles.

### **NOTES**

Freehold Property

Council Tax Band: A

Central Heating System: Gas Fired Boiler





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		