





**LOVELY DETACHED BUNGALOW LOCATED ON NEWHALL ROAD IN KIRK SANDALL, WITH THREE BEDROOMS AND NEW KITCHEN. An early inspection of this beautiful home is recommended to avoid disappointment. Just a short distance to the local supermarket, schools and M18 access, this property has plenty to offer to all purchasers in search of a bungalow in DN3. The bungalow briefly comprises of entrance hallway, living room, separate dining space, kitchen, inner hallway, shower room, WC, three fantastic bedrooms, paved off street parking to the front/side, rear enclosed garden and a single garage. GREAT BUY AND AVAILABLE WITH NO CHAIN.**



#### **ENTRANCE HALL**

5' 8" x 12' 11" (1.75m x 3.96m) This beautiful bungalow is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, storage cupboard, radiator, coving to the ceiling and tiled flooring.

### LOUNGE

16' 9" x 10' 9" (5.11m x 3.29m) Beautiful bright reception room with front facing double glazed bow window, radiator, electric feature fireplace with decorative surround, two television points, coving and open access to the dining room.

### DINING ROOM

8' 6" x 10' 5" (2.60m x 3.19m) Further reception space ideal for dining with rear facing double glazed French doors to the garden, open access to the kitchen, radiator, coving and laminate flooring.

### KITCHEN

10' 9" x 10' 4" (3.28m x 3.17m) Nicely presented new kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer unit, space for a freestanding electric hob/cooker, extractor fan mounted above, plumbing for a washing machine, space for a fridge/freezer, partially tiled walls, boiler unit, radiator, rear facing double glazed window and rear facing double glazed frosted door to the garden.

### INNER HALL

With storage cupboard, tiled flooring, coving and loft access point.

### BEDROOM

8' 10" x 12' 5" (2.70m x 3.79m) Spacious double bedroom with front facing double glazed window, radiator, tiled flooring and coving.

### BEDROOM

11' 9" x 8' 9" (3.59m x 2.68m) Overlooking the rear garden via the rear facing double glazed window, this double bedroom is again spacious with radiator, coving and laminate flooring.



### BEDROOM

8' 8" x 9' 8" (2.65m x 2.95m) Positioned at the front of the property a single bedroom with front facing double glazed window, radiator, coving and laminate flooring.

### SHOWER ROOM

5' 5" x 7' 7" (1.66m x 2.32m) Nicely presented shower room with shower cubicle, shower unit, wash hand basin, radiator, tiled flooring, tiled walls partially, mirrored cabinet and rear facing double glazed frosted window.







### WC

2' 9" x 6' 0" (0.86m x 1.85m) Benefitting from a low flush WC, radiator, tilted flooring and rear facing double glazed frosted window.

### FRONT DRIVEWAY

Paved area perfect for off street parking and leads to the garage at the side, plus further side access gate to the rear garden.

### REAR GARDEN

Fence enclosed private rear garden with central astro-turf area, gravelled/shrub beds and side access gate.

### GARAGE

Single garage with up and over door.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: C**

**CENTRAL HEATING SYSTEM: GAS FIRED BOILER**

**INSTALLATION DATE: UNKNOWN**

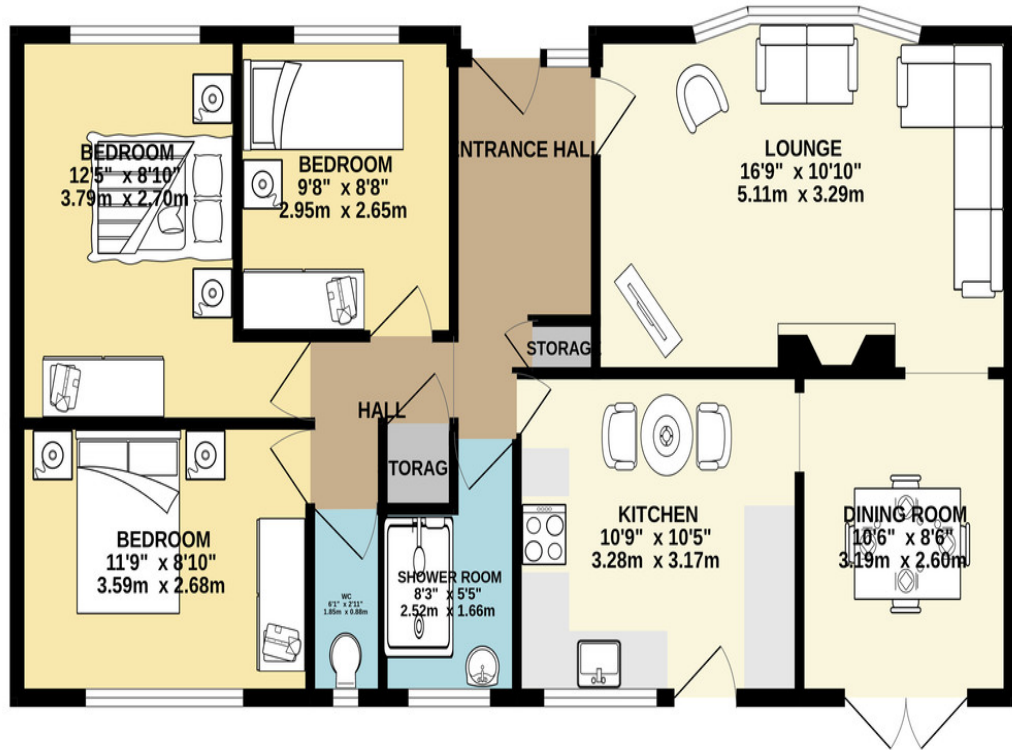
**LAST SERVICE: UNKNOWN**

**SERVICES: MAINS**

**\*\*KITCHEN SUFFERED A LEAK IN 2024 AND WORKS HAVE BEEN CARRIED OUT TO COVER THE DAMAGE CAUSED\*\***



GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		