

## DESCRIPTION

**\*\* DETACHED BUNGALOW - 3 BEDROOMS - 2 BATHROOMS \*\*\***

Tucked away from the hustle and bustle, right in the heart of Ightenhill, this wonderful detached bungalow is a true credit to its current owners. Just a couple of minutes' walk to Ightenhill Park, this fabulous property is perfect for those looking to downsize. Enjoy the convenience of local independent shops, including a butchers, tea room, and dentist, all within walking distance.

The bungalow features a modern interior and offers a spacious lounge, a fantastic open-plan dining kitchen with an island, a garden sunroom, and a utility room along with the added benefit of a sauna.

There are three bedrooms, one of the bedrooms also has its own ensuite and exterior access, making it ideal as a granny annex type area.

Outside, the property boasts a double driveway providing off-road parking, secure gated access, a double garage and low-maintenance paved gardens.

This is an ideal home for anyone wanting the tranquility of bungalow living while being close to local amenities. Don't miss out on this fantastic opportunity. **BOOK YOUR VIEWING NOW**





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**GOLD WINNER**

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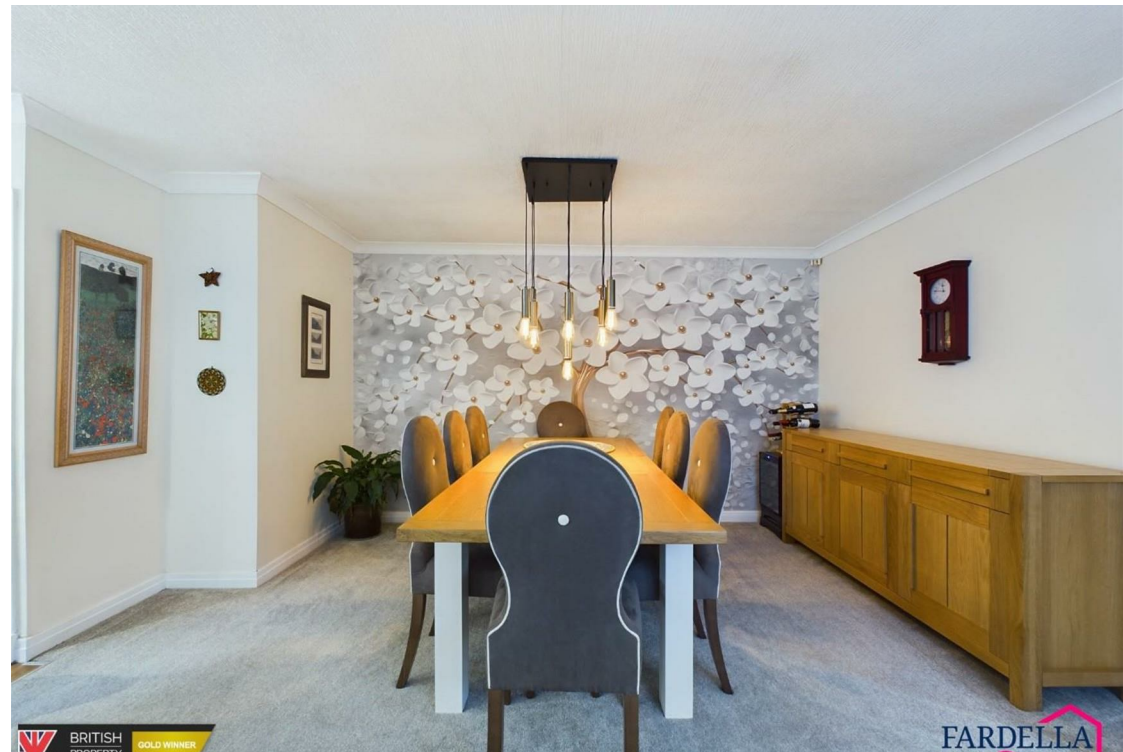


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## **Entrance vestibule**

Tiled flooring and secondary door into entrance hallway.

## **Entrance hallway**

Matting to the floor, radiator, ceiling coving, steps to the rear part of the property with fitted carpet.

## **Bedroom one**

Two uPVC double glazed windows, spotlights to the ceiling, TV point, fitted carpet and radiator.

## **Bedroom two**

uPVC double glazed window, radiator, spotlights to the ceiling, fitted storage and loft access point.

## **Bedroom three**

Laminate flooring, uPVC double glazed window, spotlights to the ceiling, TV point and radiator.

## **En suite wetroom**

Glass sliding door into bedroom, fully tiled walls and flooring, mains fed shower, chrome heated towel rail, push button WC, pedestal sink with chrome mixer tap, storage cupboard with mirrored doors and door leading to side aspect and extractor point.

## **Family bathroom**

Fully tiled walls and flooring, uPVC frosted double glazed window, chrome towel rail, vanity unit with storage and double sink each with chrome mixer taps, illuminated mirror, push button WC, panelled bath with mains fed overhead shower, and extractor point.

## **Kitchen**

A cmix of wall and base units, spotlights, integrated microwave, oven and grill, uPVC double glazed window, sink with drainer and mixer tap, breakfast bar with storage, gas hob with overhead extraction hood and under unit lighting.

## **Dining room**

Fitted carpet, pendant light fitting, two uPVC double glazed windows and ceiling coving.

## **Lounge**

Glass panelled double doors into the lounge, media wall with storage, electric fire and TV point, spotlights to the ceiling, wood flooring, and uPVC double glazed doors leading to the side aspect of the garden.

## **Utility**

Fridge / freezer point, washer / dryer machine point and door leading to side aspect.

## **Sauna**

## **Exterior**

Front - Large driveway, entrance to garage and summer house / office room , secure gated access to the front.

Side - Indian stone paved patio area which can be accessed through the lounge and en suite room and also access to the rear of the property from here.

Side - Patio area with space for seating and access to both the front and rear from here.

Rear - Shed for storage and also path leading to the park.



## **Summer house**

Lighting and electrical points

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – A few steps inside to the rear of the property and some steps at the front of the property.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor

Flood Risk - Low /

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.


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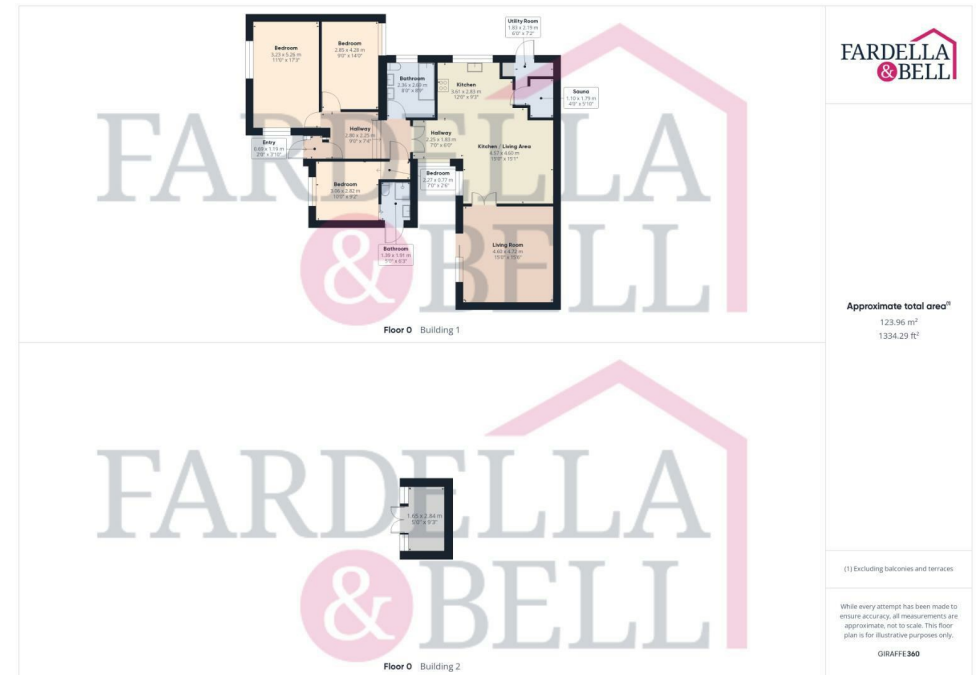
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p> <p><b>(1-20) G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>62</b></p>	<p><b>84</b></p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p> 	







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