



GUIDE PRICE £599,950
RAWLINS CLOSE, WOODHOUSE EAVES,



NO ONWARD CHAIN - Nestled in the heart of Woodhouse Eaves village, this modern detached three-bedroom bungalow offers an excellent opportunity to enjoy both privacy and convenience. The property benefits from an extended rear, a double garage, and beautifully maintained gardens, providing a peaceful retreat while remaining within easy reach of the village's excellent day-to-day amenities. Gas centrally heated and double glazed throughout, the bungalow presents an exciting prospect for buyers seeking a home with scope for modernisation and personalisation.



Upon entry, a secondary double-glazed side door leads to a welcoming porch and into a spacious entrance hall with a radiator shelf, ceiling cornice, telephone point, loft access via drop ladder, and a built-in airing cupboard.

The bright and inviting lounge features a log-burning stove, TV aerial point, and large double-glazed front windows that flood the space with natural light. Ceiling cornice adds character, making it ideal for relaxation or entertaining.

The well-equipped kitchen includes fitted base and wall units, an inset stainless steel sink, and integrated appliances, including a split-level Neff electric oven and microwave. An Aga adds traditional charm, while a uPVC double-glazed window and half-glazed door provide natural light and access.



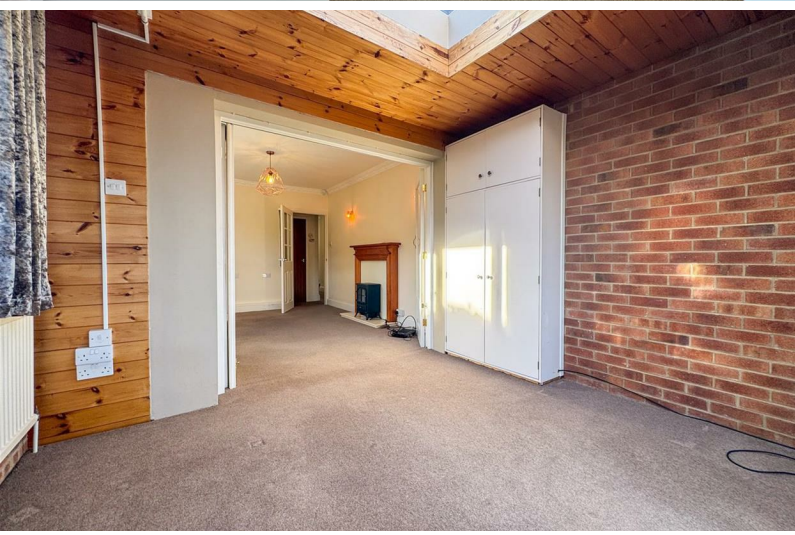




Adjacent, the utility room offers a stainless steel sink, double base cupboard, tiled walls, and space for appliances. Its brick-built structure with a flat roof ensures durability.

The property boasts three well-sized bedrooms. The principal bedroom features extensive built-in wardrobes, bedside cabinets, overhead wall cupboards, and a deep bay window overlooking the rear garden. It benefits from an en-suite with a shower, low-level WC, vanity washbasin, and bidet.

The second bedroom includes a double-glazed side window, ceiling cornice, TV aerial







point, and sliding patio doors leading to the sun lounge. This additional living space features a tiled floor, roof light, secondary double-glazed side window, and further patio doors opening onto the rear garden, with a radiator and fitted wall lights for versatility.

The third bedroom, though smaller, offers comfortable accommodation with a radiator and secondary double-glazed window.

The main bathroom includes a white four-piece suite: a panelled bath, vanity washbasin, walk-in shower cubicle with chrome mixer shower, and low-level WC, complemented by a





radiator.

Set back from the road, the bungalow enjoys a well-stocked ornamental front garden with specimen conifers, shrubs, and evergreens. A side block-paved driveway provides extensive off-road parking, leading to the double garage with an electric door, lighting, power, and a rear service door and window.

The private rear garden is a highlight, featuring a well-maintained lawn, planted borders, and screening foliage. Upper and lower patio areas provide perfect spaces for outdoor relaxation and entertaining.

This impressive bungalow presents an excellent opportunity to acquire a spacious home in the desirable village of Woodhouse Eaves, offering comfort, privacy, and potential for enhancement.

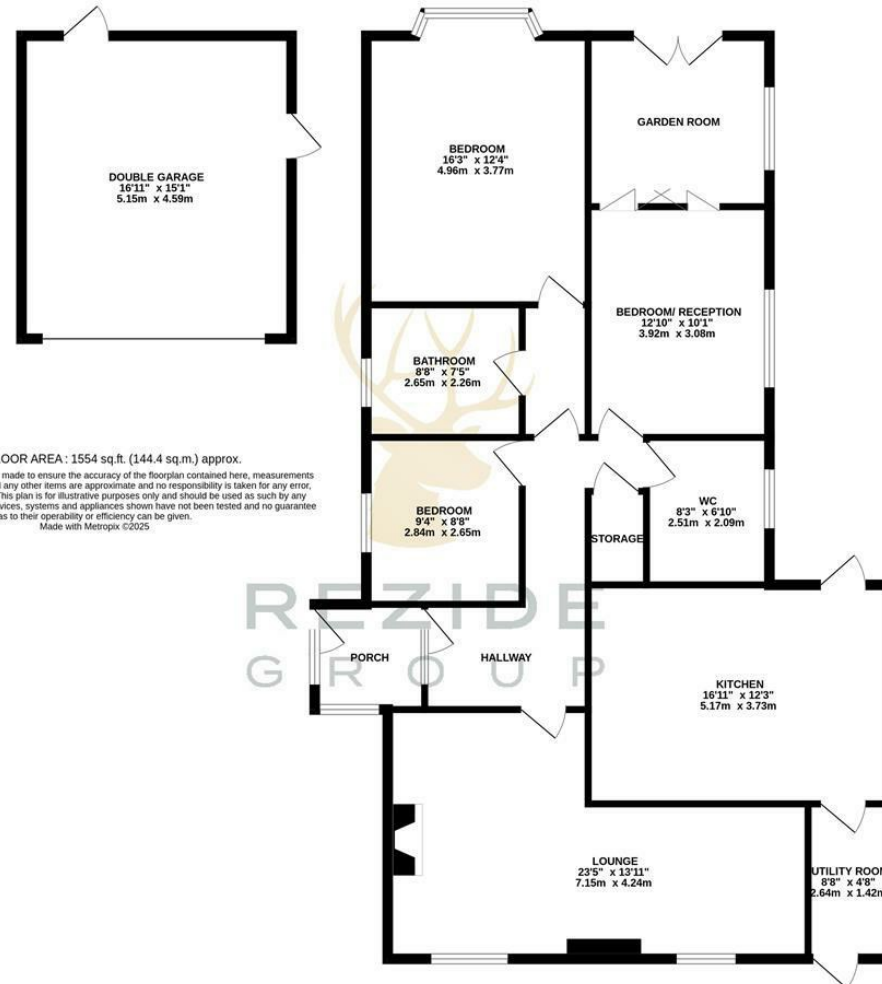


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PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR
1554 sq.ft. (144.4 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 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.
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