



3

Bedrooms



2

Bathrooms



- Extended Detached Bungalow
- Lounge
- Kitchen
- Snug/Family Room
- Conservatory
- Shower Room
- Three Bedrooms
- Family Bathroom
- UPVC Double Glazing
- LPG Heating
- Garage
- Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to offer for sale an extended detached bungalow located in the popular village of Twyning.

The side entrance porch opens into the hallway with doors leading to all bedrooms, garage and lounge. The large lounge room has an electric fire, a door through to the conservatory, bifold door to the snug/family room and an ornate door leading through to the kitchen. The snug/family room has sliding door through to the conservatory and then from here further sliding doors take you to the rear garden. The kitchen has a built in electric oven and gas hob and an integrated fridge freezer. There is also space for a washing machine, dishwasher and tumble dryer. The kitchen has a further door to the lobby which then gives access to a shower room.

There are three bedrooms and a bathroom that are accessed from the hallway and all bedrooms have built in mirror fronted wardrobes. There is also a large storage cupboard in the hallway and an airing cupboard.

This substantial home is complemented by UPVC double glazing, LPG heating (new boiler being fitted), off road parking and lovely rear garden which is laid to lawn with a patio area, side access and a garden shed.

Lounge 18' 10" x 11' 1" (5.74m x 3.38m)

Kitchen 16' 2" x 8' 0" (4.93m x 2.44m)
maximum measurements

Snug/Family Room 21' 0" x 7' 10" (6.40m x 2.39m)

Conservatory 9' 8" x 10' 1" (2.95m x 3.07m)

Bedroom One 11' 10" x 10' 0" (3.61m x 3.05m)
maximum measurements

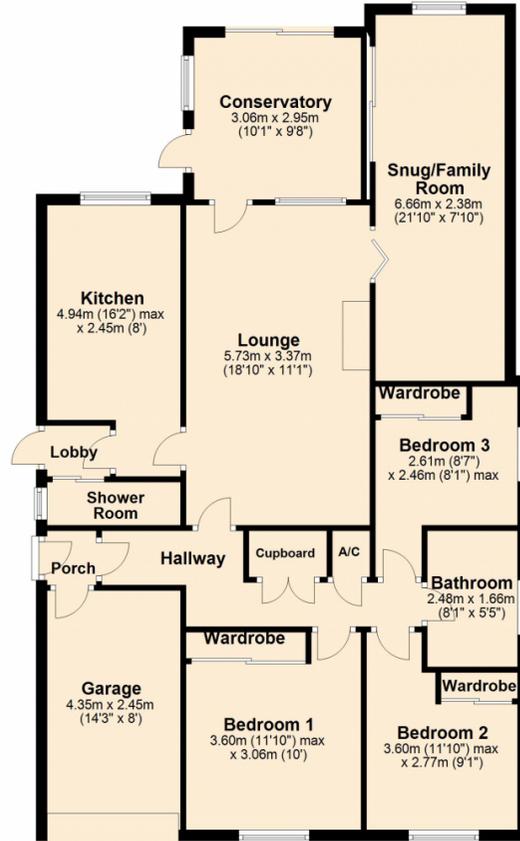
Bedroom Two 11' 10" x 9' 2" (3.61m x 2.79m)

Bedroom Three 8' 1" x 8' 7" (2.46m x 2.62m)
not including wardrobe

Bathroom 8' 1" x 5' 5" (2.46m x 1.65m)

Garage 14' 3" x 8' 0" (4.34m x 2.44m)

Ground Floor
Approx. 114.8 sq. metres (1236.2 sq. feet)



Total area: approx. 114.8 sq. metres (1236.2 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Twyning, GL20

