



SIMPLY GREEN

Embury Close

Kingskerswell

THREE BEDROOM DETACHED BUNGALOW

- ◆DETACHED BUNGALOW
- ◆THREE BEDROOMS
- ◆CUL DE SAC LOCATION
- ◆SOUGHT AFTER AREA OF KINGSKERSWELL
- ◆CLOSE TO AMENITIES AND TRANSPORT LINKS
- ◆COMBI BOILER WITH WARRANTY
- ◆HIGH SPEC KITCHEN WITH INTEGRATED APPLIANCES
- ◆MODERN BATHROOM SUITE
- ◆GARAGE AND OFF ROAD PARKING
- ◆TIERED REAR GARDENS

Situated in a quiet close, in a sought after area of Kingskerswell, this detached bungalow offers ease of access to a range of amenities and transport links. Presented to a very good standard with a custom Howdens kitchen creating a modern kitchen dining room, with a spacious lounge offering dual aspect views to the rear garden. Complete with three bedrooms and a family bathroom suite as well as a garage and off road parking to the front. With a stunning wrap around, tiered rear garden offering a sunny and private space with a range of mature shrubs and flower beds with distant views across the surrounding area.



Accommodation

This well-maintained home is accessed via a UPVC door into a central hallway with coved ceilings, spotlights, a central heating radiator, and multiple power points. The hallway provides access to all rooms, including three bedrooms. The lounge is a bright space with UPVC double glazed sliding doors opening onto the rear garden. It includes a further UPVC double glazed window to the side, central heating radiator, ceiling spotlights, power and media points, and a feature fireplace.

The kitchen dining room has a modern Howdens fitted kitchen, with matching gloss wall and base units, work surfaces and upstands, and a range of integrated appliances including a single oven with gas hob, stainless steel splashback, and extractor fan. Integrated fridge freezer, slimline dishwasher and washing machine. There is also an inset sink with a mixer tap, pantry cupboard and a range of soft close cupboards and drawers.



The room has spotlights and LED downlights on the wall units, LVT flooring, and a UPVC window and door leading directly to the rear garden.

The bathroom is fitted with a modern white suite, including a panelled bath with a glass screen and a mains shower overhead. It features tiled surrounds, a recessed niche, a chrome heated towel rail, and a frosted window to the front. The room also has a concealed cistern WC, a wash basin with mixer tap and storage below, LVT flooring, an extractor fan, and ceiling spotlights.

The home is complete with three bedrooms, each equipped with central heating and double glazing.

Outside

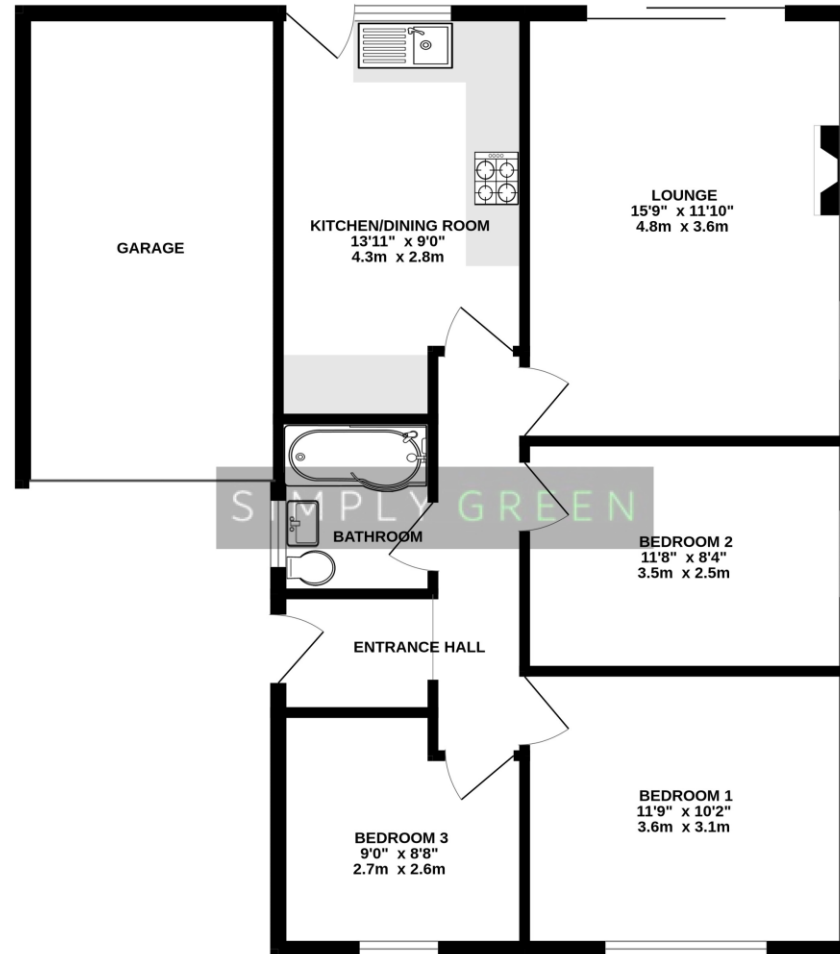
At the front, there is a garage with an up-and-over door, housing a wall-mounted boiler as well as power and lighting. A tarmac driveway allows for off road parking for multiple vehicles and a step leading to the front entrance. The property benefits from side access to both sides, leading to a stunning rear garden.

The garden offers a gravel path with steps to a patio seating area and a tiered layout with mature shrubs and bushes and established flower beds and trees create a private garden space. Additional seating areas and a private deck are also accessible via further steps with a beautiful sunny garden offering pretty views across the surrounding area.



FLOORPLAN

GROUND FLOOR



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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