

**Lake View Main Road Rookley, PO38 3NF**

**£425,000**



OFFERED CHAIN FREE!! This well presented bungalow is located within easy reach of transport links and local amenities. Offering great views of the countryside with popular local walks. The property consists living room with multi-fuel log burner, dining area which is open plan to the recently refurbished kitchen, three double bedrooms, family bathroom with additional WC and conservatory. Other benefits include a good-sized wrap around garden with extensive driveway with ample parking. The property is also fully double glazed and newly-installed electric radiators.

CHAIN FREE!!

3 DOUBLE BEDROOMS

MULTI-FUEL BURNER

DETACHED BUNGALOW

RECENTLY REFURBISHED THROUGHOUT

COUNTRYSIDE VIEWS



ROOMS

Entrance Porch

Double glazed porch with privacy windows to the front. leading to the hallway.

Hallway

Electric radiator. Airing cupboard. Doors off:

W/C

W/C. vanity unit. window to front aspect.

Living Room 23' 11" x 12' 0" (7.28m x 3.65m)

Large living room with a log burner, three double glazed windows allowing plenty of natural light. A door which then leads onto the conservatory at the rear of the property.

Kitchen 12' 8" x 9' 11" (3.86m x 3.02m)

A newly refurbished kitchen with under cabinet lighting and unit lights, with a window above the sink with great views of the garden and lake with open plan dining area

Dining area 10' 0" x 9' 5" (3.05m x 2.87m)

Open plan dining area, suitable for a large dining table, great for entertaining. Natural light from the double glazed window rear aspect. With an electric radiator fitted with separate controls.

Conservatory 22' 5" x 7' 10" (6.83m x 2.39m)

A vast double glazed conservatory, ideal for hosting and great views over the Lake. With access on both sides leading to the garden.



Main Bedroom 17' 7" x 9' 7" (5.36m x 2.92m)

Large Master Bedroom with built in wardrobe, electric radiator and window overlooking onto the garden/driveway.

Bedroom 2 13' 7" x 12' 10" (4.14m x 3.91m)

Large double bedroom, with electric radiator , large built in wardrobe and double glazed window overlooking the front garden.

Bedroom 3 10' 11" x 9' 11" (3.32m x 3.02m)

Double bedroom with a electric radiator. double glazed window which allows plenty of natural light throughout the day overlooking the front garden and with a built in wardrobe.

Family Bathroom 8' 3" x 7' 4" (2.51m x 2.23m)

Modern family bathroom with bath and overhead shower. Double glazed window front aspect, W/C, vanity unit and heated towel rail.



