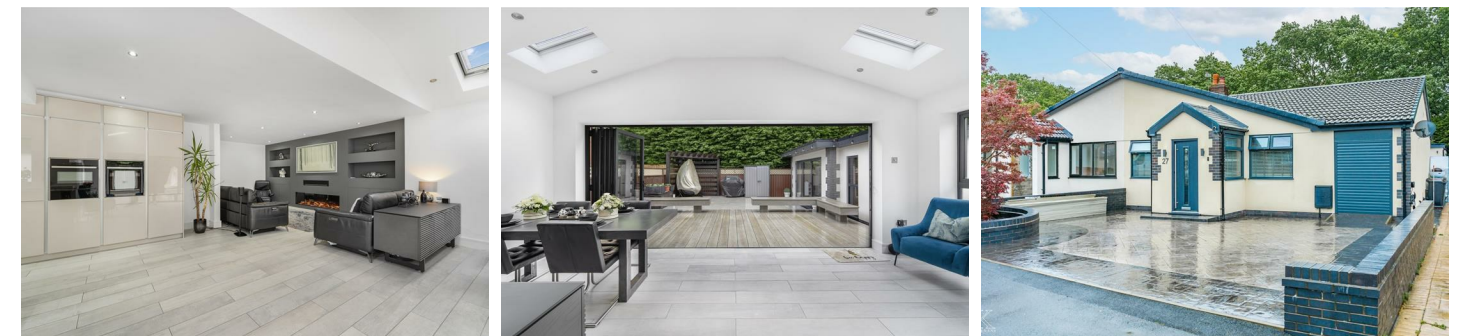




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Shepherds Close, Greenmount, BL8 4BL

Offers Over £375,000

AN EXQUISITE, FULLY RENOVATED SEMI DETACHED BUNGALOW

Welcome to Shepherds Close, Greenmount - a charming semi detached bungalow that exudes elegance and comfort. This delightful property boasts a high specification throughout, offering a seamless blend of modern design and charm.

Inside, you'll find a spacious open plan kitchen/living area, perfect for entertaining guests or simply relaxing in style. The living area is the perfect space for cosy evenings with family or basking in the natural light that floods the room on a summer's day.

With two bedrooms, there is ample space for a small family or guests to stay over. The superb spa-like bathroom is a true sanctuary, offering a tranquil space to unwind and rejuvenate after a long day.

One of the highlights of this property is the bar to the rear, perfect for hosting gatherings or simply enjoying a nightcap in the comfort of your own home. The garden is a true gem, providing the ideal setting for al fresco dining. The 5-panel bi-folding doors allow you to have outside lifestyle seamlessly blend inside.

Located in the picturesque Shepherds Close, Greenmount, this bungalow offers a peaceful retreat while still being close to local amenities and transport links. Don't miss the opportunity to make this charming property your own and experience the best of British living

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Shepherds Close, Greenmount, BL8 4BL

Offers Over £375,000



- Exquisite Semi Detached Bungalow
- Modern Three Piece Wet Room
- Ample Off Road Parking and Integral Garage
- EPC Rating TBC
- Two Bedrooms
- High Quality Fixtures and Fittings Throughout
- Tenure Freehold
- Open Plan Living
- Stunning Rear Garden with Detached Bar
- Council Tax Band C

Entrance Porch

5'5 x 4'5 (1.65m x 1.35m)

UPVC double glazed frosted front door, two Reynaers aluminium double glazed windows, spotlights, wood effect Karndean flooring and UPVC double glazed door to hallway.

Hallway

17'4 x 4'11 (5.28m x 1.50m)

Central heating radiator, loft access, smoke detector, spotlights, wood effect Karndean flooring, doors leading to two bedrooms, bathroom, open plan kitchen/living area, integral garage and storage cupboard.

Open Plan Kitchen/Living Area

27'2 x 26'5 (8.28m x 8.05m)

Three Reynaers aluminium double glazed windows, four UPVC double glazed Velux windows, range of wall and base units with Corian laminate worktops and upstands, inset Corian sink with mixer tap and integrated draining ridges, integrated high rise Neff combi oven and microwave, integrated Neff four ring induction hob and extractor hood, integrated fridge freezer, integrated Siemens dishwasher, integrated wine cooler, integrated washing machine and dryer, fitted media wall with electric feature fire, lighting and television point, spotlights, tiled flooring with underfloor heating and Reynaers aluminium bi-folding doors to rear.

Bedroom One

13'7 x 9'3 (4.14m x 2.82m)

Aluminium double glazed window, central heating radiator, fitted wardrobes and spotlights.

Bedroom Two

11'8 x 7'2 (3.56m x 2.18m)

Aluminium double glazed window, central heating radiator and spotlights.

Wet Room

12'5 x 6'4 (3.78m x 1.93m)

Central heated towel rail, wall mounted W/C with dual flush plate, vanity top wash basin with mixer tap, walk-in direct feed shower enclosed with steam room feature, wall mounted jets and integrated tiled seating, integrated waterproof speakers, fully tiled elevations, wall mounted towel cabinet, extractor fan, spotlights, iPad Pro media control panel and tiled flooring with underfloor heating.

Integral Garage

14'1 x 10'3 (4.29m x 3.12m)

Vaillant boiler, hot water cylinder, steam generator and electric garage door.

Exterior

Rear

Enclosed garden with composite decking, wooden benches, seating area to side elevation and access to outside bar.

Bar

19'9 x 7'7 (6.02m x 2.31m)

Reynaers aluminium double glazed window, Midea electric heater and air conditioning unit, power, lighting, spotlights, mahogany worktop, solid oak integrated shelving, space for two fridges, wood effect flooring, external feature lighting and Reynaers aluminium bi-folding doors.

Front

Block paved driveway and access to integral garage.

