









Offers in excess of £475,000

# 30 Sunderton Lane

Clanfield, PO8 0NU

- DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTIONS ROOMS
- DOUBLE GLAZED & GAS CENTRAL HEATING
- THREE BEDROOMS
- CONSERVATORY
- DRIVEWAY & GARAGE

Welcome to Sunderton Lane, Clanfield – an address synonymous with tranquility and convenience. Nestled in this highly sought-after location, this detached bungalow offers a harmonious blend of modern comfort and classic charm. Boasting three generously sized bedrooms, a thoughtful extension which provides ample living space, this residence is a testament to comfortable living.



Upon entering, the warmth of the home embraces you, to the front sits the three double sized bedrooms and the family bathroom. Beyond this, sits the living accommodation which starts in the lounge, where a feature fireplace creates a cozy ambiance. An inviting archway seamlessly connects to the dining room, providing an open and airy atmosphere. French doors from the dining room lead into the conservatory, a sunlit space that overlooks the manageable rear garden and features underfloor heating for year-round enjoyment. The well-appointed kitchen, with its range of wall and base units, serves as the heart of the home. Accessible from the kitchen, a door leads to the rear garden, creating a seamless transition between indoor and outdoor living spaces.

Outside, a spacious driveway at the front of the property provides ample off-road parking. Enjoy the picturesque views of South Lane Meadow, creating a leafy outlook that enhances the overall ambiance. The rear garden is a private oasis, complete with a patio area, thoughtfully landscaped shrub and flower borders, and a lush lawn. A timber shed adds practicality, while a service door provides convenient access to the garage.

Sunderton Lane is renowned for its highly desirable semi-rural setting, offering residents a peaceful retreat while remaining in close proximity to essential transport links and local amenities. Embrace the best of both worlds with this extended three-bedroom bungalow, where modern comforts meet the charm of Sunderton Lane living. Your new home awaits – a haven of tranquility in a coveted location.





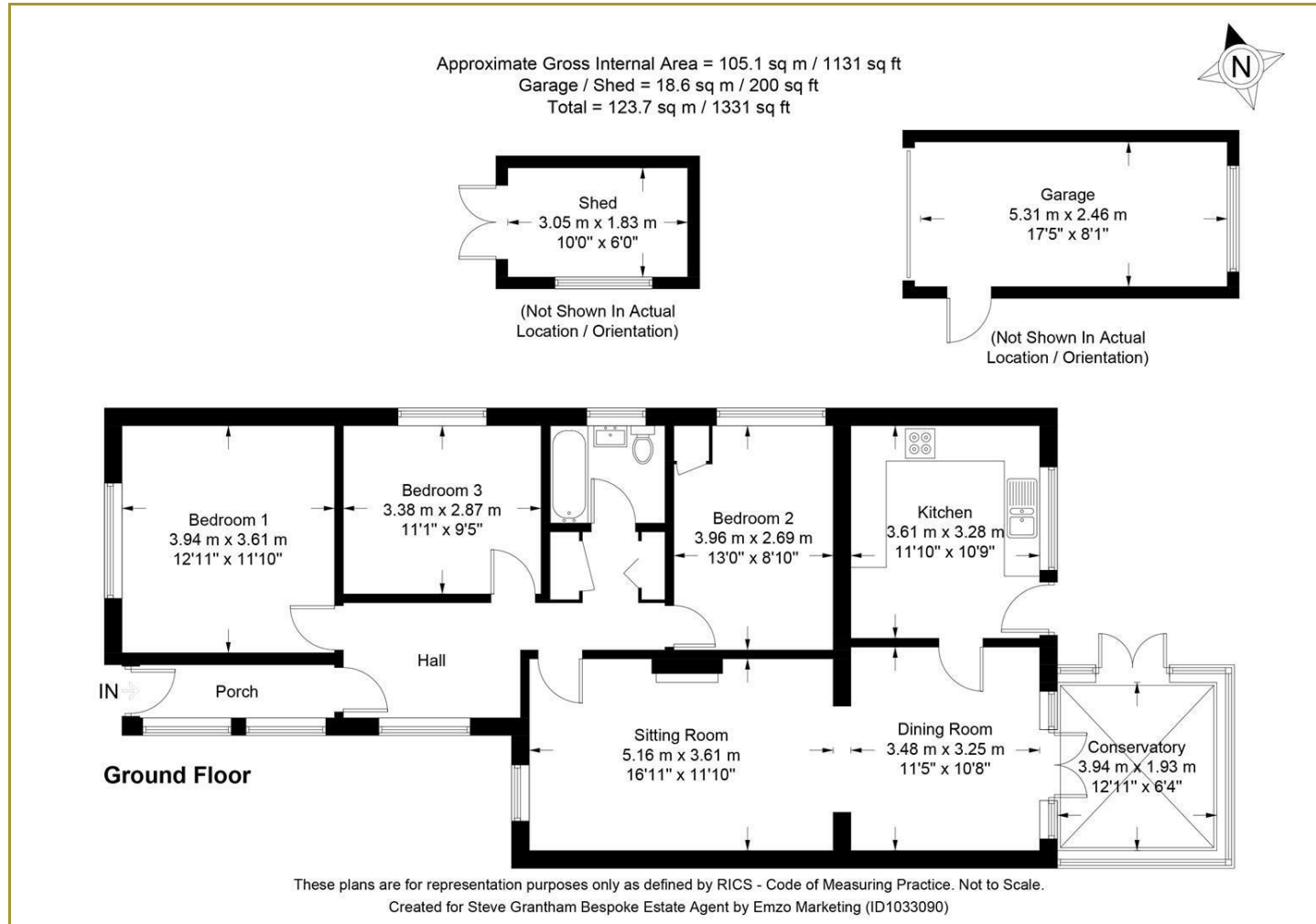




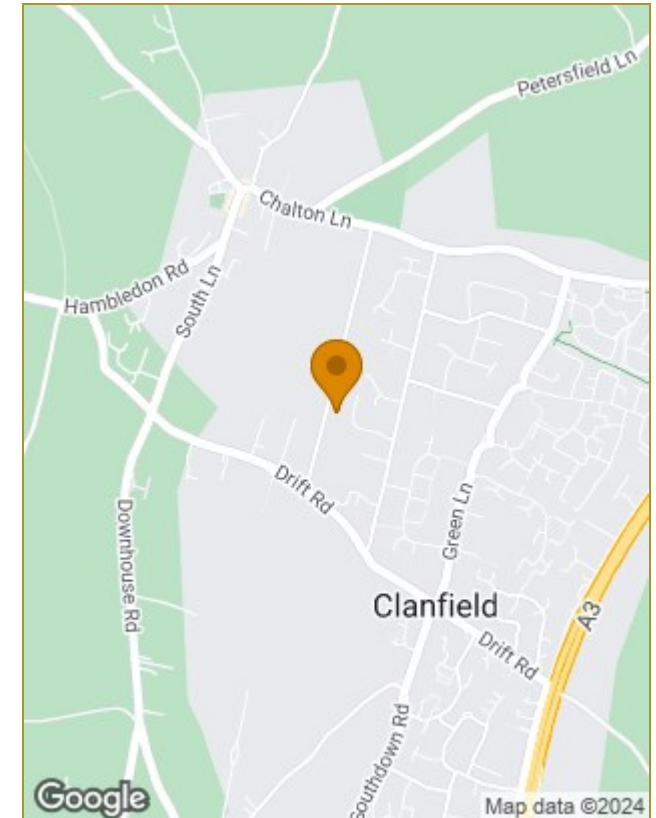




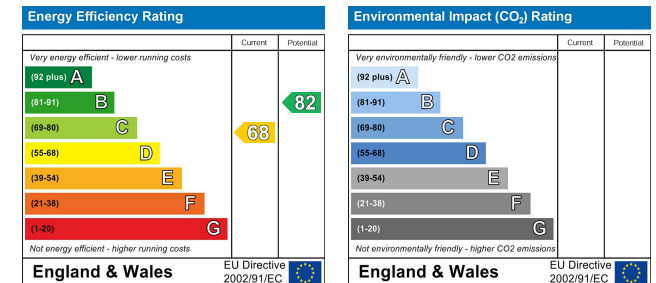
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.