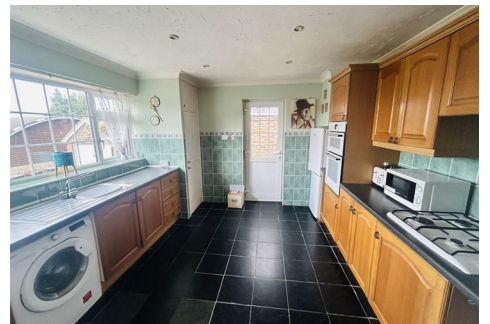




BROOK GAMBLE



2 Honeyway Close, Wannock, BN26 5NY

£450,000

Brook Gamble are delighted to offer to the market this SPACIOUS DETACHED BUNGALOW in SOUGHT AFTER WANNOCK. Accommodation comprises LARGE SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM WITH FAR REACHING VIEWS TOWARDS THE SOUTH DOWNS, THREE DOUBLE BEDROOMS, shower room and separate cloakroom. The property also boasts gas central heating and double glazing as well as EASILY MAINTAINED GARDENS TO FRONT AND REAR, OFF STREET PARKING and GARAGE and is being offered CHAIN FREE.

Double glazed front door to:

Entrance Porch

Double glazed window to front. Glazed inner door to:

Entrance Hall

Built-in cloaks cupboard. Built-in storage cupboard. Radiator. Access to loft space.

Sitting/Dining Room 19'0" x 12'10" (5.79m x 3.91m)



Feature stone fire surround with coal effect gas fire, tiled hearth and wooden mantel. Radiator. Double glazed window to rear

Kitchen/Breakfast Room 12'9" x 11'4" (3.89m x 3.45m)



Fitted with a range of wall and base units with extensive work surfaces incorporating single drainer stainless steel sink with mixer tap. Inset four ring gas hob with filter hood over. Fitted eye-level electric oven and grill. Cupboard housing wall mounted Baxi gas boiler. Space and plumbing for washing machine. Space and plumbing for dishwasher. Radiator. Part tiling to walls. Double glazed window to front with far reaching views towards the South Downs. Double glazed door to side access.

Bedroom 1/Dining Room 15'4" x 14'0" (4.67m x 4.27m)



Feature fire surround with electric fire and wooden mantel. Radiator. Double glazed window to rear.

Bedroom 2 12'10" x 11'4" (3.91m x 3.45m)



Extensive range of fitted bedroom furniture including wardrobe cupboards, bedside cabinets, over-bed cupboards and display shelving. Radiator. Double glazed window to side.

Bedroom 3 14'0" x 10'5" (4.27m x 3.18m)



Radiator. Double glazed window to side.

Shower Room



Glazed corner shower cubicle with wall mounted electric shower unit. Wash hand basin inset into vanity unit. Heated towel rail. Part tiling to walls. Tiled floor. Patterned double glazed window to side.

Separate Cloakroom

Low level WC. Double glazed window to side.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is arranged as patio with large flower bed containing an attractive variety of flowers, plants and shrubs. There is a driveway, for off street parking, leading to:

Garage 18'5" x 8'3" (5.61m x 2.51m)



Up and over door. Power and light. Personal door to:

Rear Garden



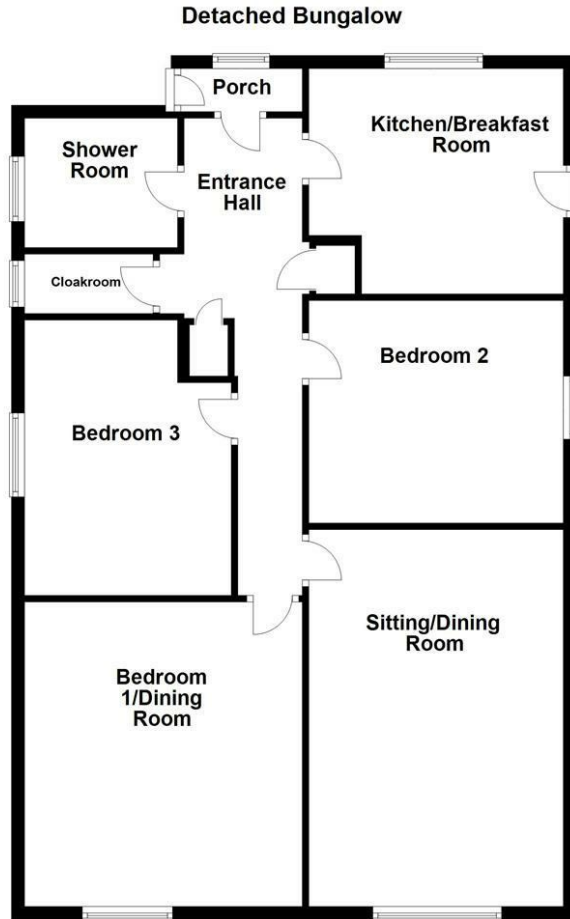
The easily maintained rear garden measures approximately 30' x 20' and enjoys views to the South Downs. The garden is laid mainly to artificial lawn flanked by flower beds containing a good variety of mature plants and shrubs, and a paved patio area. Garden store. The garden is enclosed by timber fencing with gate for side access.

Other Information

Council Tax Band E

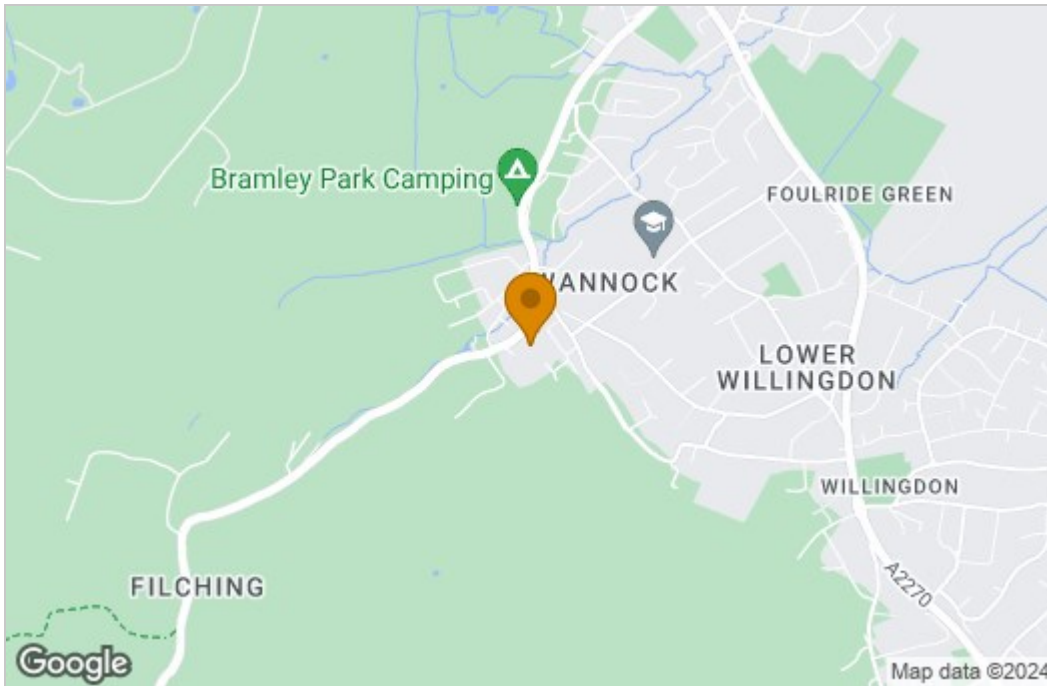
Total floor area 98 square metres

Floor Plan

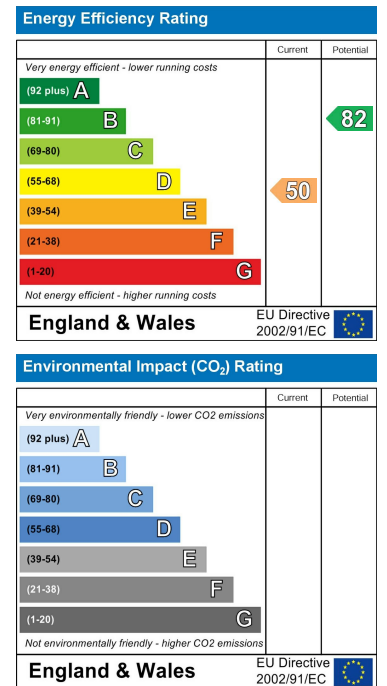


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.