



 **2**
Bedrooms

 **1**
Bathroom



***** NO FORWARD CHAIN *****

Located on a generous corner plot, this spacious bungalow offers two double bedrooms, a modern bathroom, a large kitchen and dining area, and a sunroom leading to a private, low-maintenance rear courtyard.

Additional features include a dual-aspect living room with a bay window, a utility room, off-road parking, and a brick-built garage. Situated close to local amenities, a leisure centre, and on a public bus route, this property is available with **no forward chain****. Perfect for those seeking comfort, privacy, and convenience. ****Viewings available now!******

Situated on a generous corner plot, this well-maintained two-bedroom bungalow offers spacious living and modern comforts in a highly sought-after location. Available with **no forward chain**, the property boasts a private, low-maintenance rear courtyard and off-road parking, complemented by a brick-built garage with a pitched roof and electric roller door access.

The accommodation includes two double bedrooms with built-in storage and a generous living room featuring dual-aspect views and a charming bay-fronted window. The modern three-piece bathroom suite comprises an acrylic panel bath with an over-bath electric shower, glass shower screen, close-coupled toilet, and pedestal hand basin, enhanced by tiled walls and vinyl flooring.

The large kitchen and dining area are equipped with wood-fronted storage units, a built-in double oven and grill, a four-ring gas hob with an extractor, and ample space for dining, with patio doors leading to the rear courtyard. A spacious utility room provides additional storage and room for white goods, while the sunroom opens directly to the enclosed courtyard, offering an ideal space for relaxation or entertaining.

This bungalow is ideally located within walking distance of local convenience stores and a leisure centre, with a public bus route nearby, ensuring excellent connectivity. Whether you're looking to downsize or find your perfect forever home, this property combines comfort, convenience, and privacy in a fantastic location. **Arrange a viewing today!**

Lounge *4.75m x 4.30m*

The lounge features newly carpeted flooring, dual-aspect uPVC windows, including a square bay to the front aspect, a central electric fireplace with a marble hearth, twin radiators, and both ceiling and wall-mounted lighting.

Kitchen / Diner *5.94m x 2.70m*

The spacious kitchen and dining area features wood-fronted wall and base storage units, a built-in double oven and grill, a four-ring gas hob with extractor overhead, and a double sink with drainer. A front-aspect window and patio doors open to the rear courtyard, providing ample natural light. The space offers room for dining, with additional features including a partially tiled splashback, vinyl flooring, a radiator, and ceiling-mounted lighting.

Utility *2.53m x 1.92m*

The utility room, located adjacent to the kitchen-diner, provides dual external access to the side and rear aspects. The side access opens to the driveway and garage, while the rear leads to the garden. The room features a radiator, a uPVC window, wall-mounted storage cupboards, space for white goods, vinyl flooring, and ceiling lighting.

Sun Room *2.95m x 2.43m*

The sunroom, located adjacent to the second bedroom, features a wood-frame surround with double glazing, wood flooring, and double doors that open directly to the garden.

Bedroom One *4.33m x 3.33m*

The double bedroom features newly carpeted flooring, built-in storage, a front-aspect uPVC window, a radiator, and ceiling lighting.

Bedroom Two *3.70m x 2.76m*

The double bedroom features newly carpeted flooring, rear-aspect patio doors leading to the sunroom, a radiator, and ceiling lighting.

Bathroom *2.15m x 1.95m*

The three-piece bathroom suite includes an acrylic panel bath with an over-bath electric shower and a glass shower screen, a close-coupled toilet, and a pedestal hand basin. Additional features include a raised rear aspect obscure-glazed window, an extractor fan, tiled walls, vinyl flooring, a radiator, and ceiling-mounted lighting.

Garage *5.70m x 2.81m*

A brick-built garage with a pitched roof is located to the side of the property, featuring a rear aspect window and electric roller door access. A single driveway in front of the garage provides off-road parking and leads directly to Ontario Road.

Entrance Hall

The entrance hall, designed in an L-shape, provides access to the lounge, kitchen, bathroom, and bedrooms. It features newly carpeted flooring, a front-aspect single external door, a radiator, a storage cupboard housing the gas conventional boiler, and ceiling lighting.

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Ground Floor

Approx. 107.6 sq. metres (1157.7 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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