

Property Particulars

Gill Lane, Walmer Bridge.



- **Executive Detached True Bungalow**
- **Bathroom & En Suite**
- **Well Equipped Dining Kitchen**
- **Quality Internal Decor & Fittings**
- **Three Good Bedrooms**
- **Spacious Lounge**
- **Generous Size Utility Room**
- **Set In Stunning Front Garden & Having a Rear Sunny Garden**

Offers in Excess of £450,000

Very rarely do we see such an archetypical executive detached true bungalow, and here it is. This stunning home offers excellent accommodation and a great layout. Set in an outstanding plot, within exceptionally well manicured and designed gardens, three double bedrooms and a very spacious formal lounge. A well equipped dining kitchen and a great size utility room.

There is a three piece bathroom suite and an en suite to the master bedroom. There is an extensive range of quality fitted bedroom furniture. To the front there is a stylish top quality resin driveway, on approach to the attached garage and the front being enclosed by brick wall and wrought iron railings and double gated access. There is lovely sunny rear garden, green house, summer house, shed and secure side access. Village location with outstanding local schools, excellent local amenities and services. Viewing is essential to fully appreciate the size setting and presentation of this gorgeous bungalow.

Entrance Hall - 18' 7" x 10' 6" measured as an 'L' (5.66m x 3.20m)

With a lovely wooden door to the Front and stunning internal Canadian Oak drop latch doors. Ceiling lights, laminate flooring and radiator



Lounge - 16' 0" x 12' 0" (4.87m x 3.65m)

Lovely high ceilings with beams. Laminate flooring, uPVC double glazed window, wooden mantel surround



Kitchen/Diner - 24' 7" x 9' 10" (7.49m x 2.99m)

A spacious and light area with tiled flooring. 2 UPVC double glazed windows., radiator, ceiling lights, range of wall, drawer and base units with contrasting granite working surface. Breakfast bar peninsula, sink unit, gas hob, electric oven, integrated dishwasher and fridge freezer. Canadian Oak drop latch door to Utility Room.



Utility room - 10' 9" x 8' 3" (3.27m x 2.51m)

A great size with a selection of wall, drawer and base units, working surfaces. Plumbed for washer. Single sink unit, uPVC double glazed window to rear, ceiling lights, radiator, tiled flooring, wall mounted central heating boiler, door to integral garage where on approach there are additional storage cupboards.



Bedroom One - 17' 2" x 10' 5" (5.23m x 3.17m)

A stunning master bedroom with an extensive range of quality fitted bedroom furniture, wardrobes along one wall, dressing table and matching bedsoles, uPVC double glazed window to front, ceiling light and radiator, door to en suite.



En-suite -

With a modern three-piece suite comprising low level W.C. wash hand basin and quadrant glazed shower compartment with shower, being fully tiled, half tiled to remaining suite, extractor fan and radiator.

Bedroom Two - 13' 5" x 11' 0" (4.09m x 3.35m)

Another generous double with a uPVC double glazed window to the Front, quality range of fitted wardrobes to one wall, beamed ceiling and radiator.



Bedroom Three - 11' 10" x 11' 0" (3.60m x 3.35m)

Also a good size double with a UPVC double glazed window to rear, beamed ceiling and radiator.



Family Bathroom - 10' 4" x 5' 6" (3.15m x 1.68m)

With a three piece suite comprising, low level W.C. wash hand basin set on vanity unit, paneled bath with shower over, two uPVC double glazed windows to the rear, extractor fan and heated towel rail.

Front gardens -

The gardens to this property are amazing, being cleverly designed with a vast selection of mature plants, trees, conifers and beautifully manicured lawns. On approach there is a block paved area then large wrought iron double gates to the recently completed non-slip resin driveway which provides plenty of parking. The front is stylishly enclosed by walls, gate posts and wrought iron rails.



Outbuildings -

A wooden and glazed summer house set in a sunny private corner with a well established grape vine behind



Rear Garden -

You know when a property is exceptionally maintained and cared for when you see the standard of the "Little Things". Within the rear garden there is a great size lawn, perfectly designed gravel patio with timber shed, paved pathways and being enclosed by secure gated access, and privacy provided by well cultivated conifers. To one side the resin pathway has a side gravel area which has also been utilised in a tasteful way. There are two outbuildings with a Summer house which sits perfectly behind a Trellis access area with climbing roses, block paved pathway and a stunning climbing grapevine. There is then a brick built store with lovely wooden floor and a greenhouse, being altogether as an ancillary area of the garden.



Garage - 17' 0" x 11' 2" (5.18m x 3.40m)

Very well designed with painted floor, electric up and over door and lights

Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm