

## Samuel Close, Ingoldmells

£249,000



 2

 2

 2



- Detached Bungalow
- 2 Double Bedrooms
- En-Suite & Walk in Wardrobe
- Conservatory
- Good Size Garden

- Open Field Views To The Front
- Quiet Hideaway Location
- Garage
- Gas Central Heating
- Tax Band C    EPC Rating D



rightmove 



Oxford Family Estates are pleased to bring to the market a spacious 2 Bedroom Detached Bungalow in a secluded spot of Ingoldmells with open views across the countryside. There is a good size Kitchen/Diner leading into a conservatory which is currently used as an extra lounge area and dining room overlooking the rear garden. There is a good size nice and bright Lounge and the Master bedroom has an en-suite and walk in wardrobe. Viewing is essential to appreciate what the property has to offer.

**Entrance Hall** 3.95m x 2.29m (12'11" x 7'6")

Enter into the property via a recessed Upvc part double glazed door with side panel into a good size welcoming hallway with doors off to all rooms.

**Kitchen/Diner** 3.57m x 3.55m (11'8" x 11'7")

Wood effect kitchen units to base and eye level with inset white sink with mixer tap over under the Upvc double glazed window into the conservatory. Samsung oven with Neff gas hob and extractor above. Space and plumbing for washing machine and tumble dryer. Valiant combi gas boiler for the water and heating and tiled splashbacks. Space for a dining area.

**Conservatory** 4.28m x 3.03m (14' x 9'11")

Dwarf brick wall with Upvc double glazed windows and French Style patio doors leading out to the patio area. Currently laid out as extra lounge area and dining room overlooking the lovely garden.

**Lounge** 5.99m x 3.59m (19'7" x 11'9")

Good size bright lounge with with dual aspect Upvc double glazed windows overlooking the open fields in front of the property. The room centres around a feature fireplace with inset coal effect fire.





**Master Bedroom** 3.55m x 3.55m (11'7" x 11'7")

Double bedroom with Upvc double glazed window to rear elevation. Access to walk-in wardrobe and door to en-suite.

**Walk In Wardrobe** 1.66m x 1.31m (5'5" x 4'3")

Leads through to the en-suite, with curtained storage wardrobe rail.

**En-Suite** 2.11m x 1.66m (6'11" x 5'5")

Walk in shower cubicle with Mira Shower, Vanity wash basin and low level w/c. Part tiled walls, heated towel rail and Upvc obscure double glazed window to rear elevation.

**Bedroom 2** 3.55m x 2.95m (11'7" x 9'8")

Double bedroom with Upvc double glazed window to front elevation and lovely views across the fields.

**Bathroom** 2.36m x 2.34m (7'8" x 7'8")

Vanity unit housing the wash basin and w/c. Large walk in shower with Mira shower and heated towel rail. Partly tiled walls and Upvc obscure double glazed window to rear elevation.

**Garage** 5.94m x 3.12m (19'5" x 10'2")

Remote control electric roller door to the front and Upvc pedestrian door into the rear garden. Power and lighting.

**Outside**

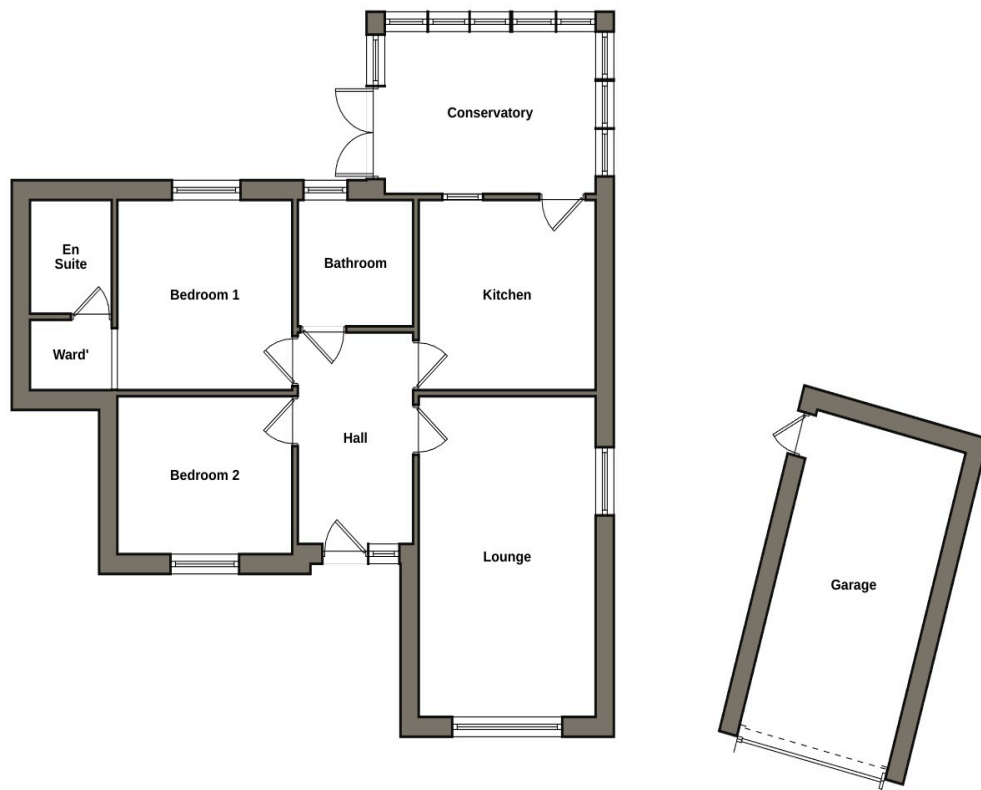
The front of the property is laid mainly to lawn with a parking area for several vehicles and access to the garage. The rear garden has a patio area off the conservatory, seating area at the end of the lawn and patio area to the side leading round to the greenhouse and access to the garage. Overall a very spacious plot.



## Ingoldmells

Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

