



Offers over £195,000

25 Quilco
Dounby, KW17 2HW

Harcus.



Available for purchase is this delightful and tastefully presented three-bedroom bungalow, perfectly located within a quiet small housing development. It features a spacious garden and stunning open views of the surrounding countryside. The property retains a charming rural atmosphere while remaining conveniently close to the village amenities and school in Dounby, making it an ideal family home.



3 bedrooms



2 bathroom



1 Public room

Accommodation comprises Entrance Vestibule, Hallway, Living room, Dining Kitchen, W.C., three Bedrooms and a Shower room.

The property welcomes you through a vestibule featuring a cloak cupboard, with an inner glazed door that opens into the hallway.

The hallway provides access to all the accommodation and includes a shelved cupboard, complete with laminate flooring. A fully lined and floored attic comprising the footprint of the property provides excellent storage, accessed via a pull down ladder.

Living room

4.74m x 3.42m (15ft 7" x 11ft 2")

This lovely bright living room features a large window to the front, providing a lovely view. Laminate flooring and calm decor. Television and a telephone point.





Dining Kitchen

4.74m x 3.67m (15ft 7" x 12ft)

This stunning kitchen features a range of units at both floor and eye level, providing ample storage. It boasts worktops complemented by a stylish tiled splashback. Plumbed for a washing machine and dishwasher, which, along with the cooker and fridge freezer are available through separate negotiation. There is plenty of room for a table and chairs, and a large full-height window paired with a glazed door opens up to the rear garden, allowing for a delightful influx of natural light. The kitchen is finished with laminate flooring and a chic feature wall.





W.C.

1.53m x 1.19m (5ft x 3ft 11")

This W.C. boasts a luxurious colour scheme complemented by a stunning feature wall. It is equipped with a wash hand basin along with a W.C.

Shower room

2.33m x 2.11m (7ft 8" x 6ft 11")

Fitted with a large shower, W.C. and a wash hand basin. Vinyl flooring and lining to the shower walls. Window to the rear.





Bedroom 1

3.67m x 3.57m (12ft x 11ft 9")

A peaceful double bedroom located at the rear of the property, featuring a window that offers a view of the garden and far reaching views over the landscape and Greeny Hill. The room includes double built-in wardrobes equipped with hanging rails and shelves.



Bedroom 2

3.46m x 3.46m (11ft 4" x 11ft 4")

This beautifully bright double bedroom is located at the front of the property. It features laminate flooring and a neutral colour palette. Additionally, a built-in wardrobe offers convenient storage.

Bedroom 3

3.57m x 2.09m (11ft 9" x 6ft 10")

This bedroom is presently being used as an office. It features neutral decor, laminate flooring, and a window overlooking the side of the property. Built-in wardrobe with shelves for added storage.





Outside

At the front of the property, you will find a paved parking area with space for two cars, alongside small well-maintained lawns featuring some plantings. The large rear garden boasts a lawn, complemented by a patio and a delightful pond, making it an ideal spot for attracting wildlife while enjoying the breathtaking views of the surrounding countryside.

One full workshop shed and one storage shed are included in the sale

25 Quilco has double glazed windows and underfloor air source heating.

Services

Mains services.

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Certificate

Band C.

Entry

By Arrangement

Fixtures & fittings

All floor coverings, blinds, curtains and garden sheds are included in the sale. White goods may be available by separate negotiation.

Price

Offers over £195,000

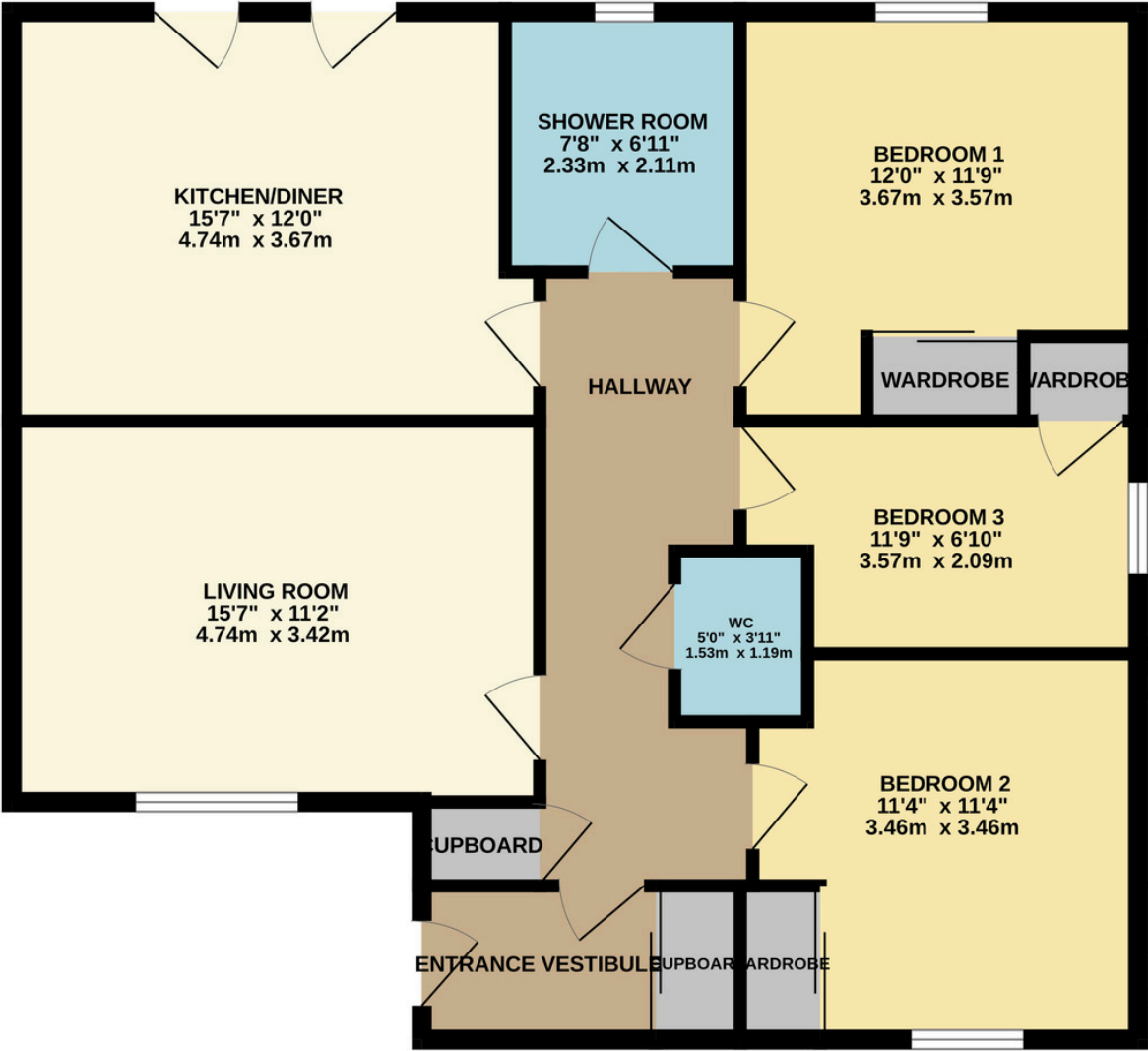
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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