



Stoney Bridge, Whitchurch Lane

£450,000

- Energy Rating - C
- Garage & Large Driveway
- Kitchen/Diner
- Utility Room
- No Onward Chain

- Two Bedroom Detached Bungalow
- Workshop To The Rear
- En-Suite Shower Room
- Substantial Front Garden
- UPVC Double Glazing & Gas Central

Offered with no onward chain! Built in 1999 to the owners' bespoke design, this spacious and unique two-bedroom detached bungalow exudes quality and meticulous care. Occupying a substantial plot, the property is set well back from the road at the top of a block-paved driveway and offers bright, well-proportioned accommodation, presented in immaculate condition throughout.

The layout briefly comprises: a welcoming porch leading into an impressive hallway with doors to the 17ft lounge, a generously sized 300 sq. ft. kitchen/dining room, utility room, two double bedrooms (the master featuring an en-suite shower room), a family bathroom, and a rear porch.

Additional highlights include a 17ft garage (which can be converted into a third bedroom) and a versatile 22ft workshop in the rear garden, offering excellent potential for conversion into an annexe (subject to necessary permissions). The property also benefits from double glazing throughout, gas central heating via a combination boiler, and ample off-street parking.

This rare opportunity to acquire a truly unique and well-maintained home on such a substantial plot is not to be missed. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Living Room 18'1" into bay x 14'4" (5.53 into bay x 4.38)

Kitchen/Diner 19'11" x 17'10" (6.08 x 5.45)
Both at max

Utility 8'10" x 5'10" (2.70 x 1.79)

Bedroom One 13'1" x 13'1" (4.01 x 4.00)

En-Suite 9'0" x 5'1" (2.75 x 1.57)

Bedroom Two 14'4" x 9'0" (4.38 x 2.75)

Bathroom 8'11" x 6'11" (2.72 x 2.11)

Tenure - Freehold

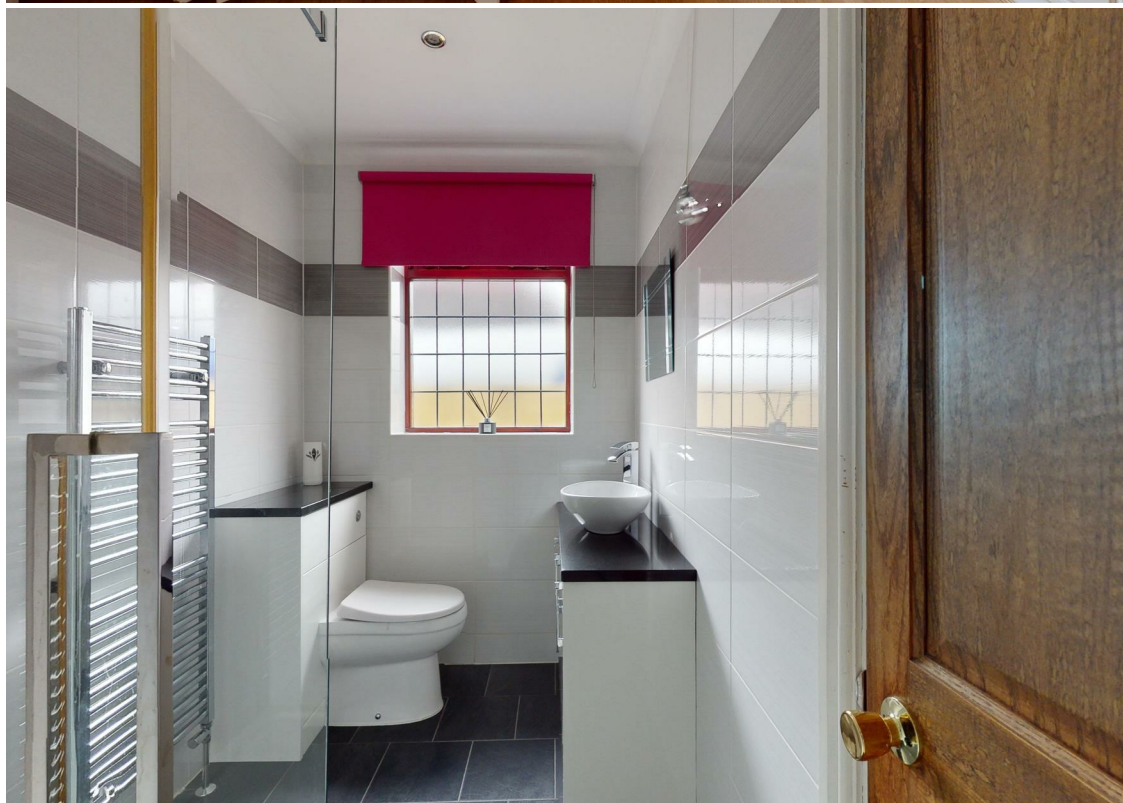
Council Tax Band - E









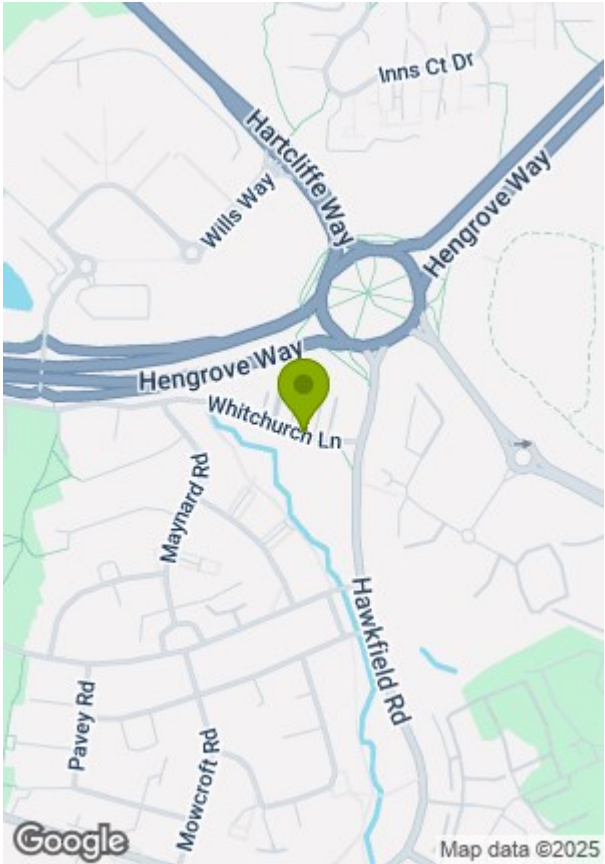








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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