



4 Glen Close
Polegate, BN26 5PG

Guide price £400,000



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Phil Hall Estate Agents welcomes to the market Glen Close, an exceptional three-bedroom detached bungalow located in the highly desirable area of Wannock, Polegate. This delightful home is ideal for buyers looking for comfort, practicality, and a peaceful lifestyle, set within a charming residential area known for its community feel and scenic surroundings. With its spacious layout, modern finishes, and no onward chain, Glen Close offers a seamless move-in experience. Below, we'll take you through all the features that make this bungalow a unique find.

Upon entering the property, you are welcomed by an entrance hall that provides access to each room in the bungalow.

The living and dining area is a standout feature of Glen Close, offering a generous open-plan layout ideal for both everyday living and entertaining. Large enough to accommodate a range of seating and dining arrangements, this space is designed to adapt to your lifestyle. The sliding patio doors at the rear create a seamless connection to the garden, filling the room with natural light and making it easy to enjoy indoor-outdoor living during the warmer months. Whether you're hosting guests or enjoying quiet evenings, this room is designed to be the heart of the home.

Just off the entrance hall is the well-equipped, modern kitchen. This room has been carefully designed to maximize storage and workspace, featuring an array of both wall-mounted and base units in a stylish, cohesive design. Integrated appliances include a fridge, freezer, oven, grill, hob, washing machine, and dishwasher, making everyday tasks convenient and efficient. With everything built-in, the kitchen maintains a clean and organized look, catering to both functionality and aesthetic appeal.

Bedroom one is positioned at the rear of the bungalow, offering pleasant views over the garden and features an ensuite shower room, whilst bedroom two and three are front facing. The modern bathroom is fitted with a bath, wash hand basin and wc.





Guide Price £400,000 to £425,000

LOCATION, LOCATION, LOCATION

Situated in the desirable Wannock area, this property offers a perfect balance between tranquil suburban living and access to essential amenities. Polegate's amenities are within easy reach, including shops, cafes, and services. Additionally, the surrounding area provides excellent options for outdoor activities, with parks, walking trails, and natural attractions nearby. For those needing to commute, Polegate's train station is conveniently located, offering routes to major destinations.

Entrance Hall

Living Area

13'07 x 12'01 (4.14m x 3.68m)

Dining Area

8'10 x 7'03 (2.69m x 2.21m)

Kitchen

13'10 x 9'07 (4.22m x 2.92m)

Bedroom One

15'11 x 7'06 (4.85m x 2.29m)

Ensuite Shower Room

7'06 x 5'08 (2.29m x 1.73m)

Bedroom Two

14'00 x 8'09 (4.27m x 2.67m)

Bedroom Three

10'10 x 9'00 (3.30m x 2.74m)

Bathroom

6'07 x 5'07 (2.01m x 1.70m)

Outside

At the front of the property, a brick-block driveway provides off-road parking for two vehicles, ideal for multi-car households or visitors. The driveway leads to a single garage, offering additional parking or useful storage space. The garage could also serve as a workshop, if desired.

The private rear garden is a charming space with a blend of paved patio and lawn, creating a versatile outdoor area for relaxation and entertainment. The patio area is ideal for setting up garden furniture, creating an alfresco dining space, or enjoying morning coffee. The lawn section extends beyond, adding greenery and tranquillity to the garden and offering space for gardening, play, or simply unwinding. Fenced boundaries ensure privacy, making this garden a peaceful retreat right at home.

Garage

16'07 x 7'10 (5.05m x 2.39m)

GROUND FLOOR

The ground floor plan shows a central Entrance Hall (brown) connecting to various rooms. To the left is a large Living Area (yellow) with a sofa and two armchairs, and a Dining Area (yellow) with a table and chairs. Adjacent to the Dining Area is a Wardrobe (grey) and Bedroom 2 (yellow) with a bed. To the right of the Entrance Hall is a Kitchen (grey) with a sink and stove, and a Bathroom (blue) with a bathtub, toilet, and sink. A second Wardrobe (grey) is located near the Bathroom. To the right of the Entrance Hall is Bedroom 1 (yellow) with a bed, and an Ensuite (blue) with a toilet, sink, and bathtub. At the bottom right is Bedroom 3 (yellow) with a bed. A Garage (orange) with a car is located to the right of the main house.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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A map of Wannock, Devon, showing the location of St Wilfrid's Church. The map includes labels for Wannock Rd, Farmlands Ave, Jevington Rd, Broad Rd, Wannock Ave, Bramley Park Camping, Wannock Mill Stream, Paragon Fields, Tott Yew Pa, and St Wilfrid's Church. A red pin marks the church location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		57	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	