

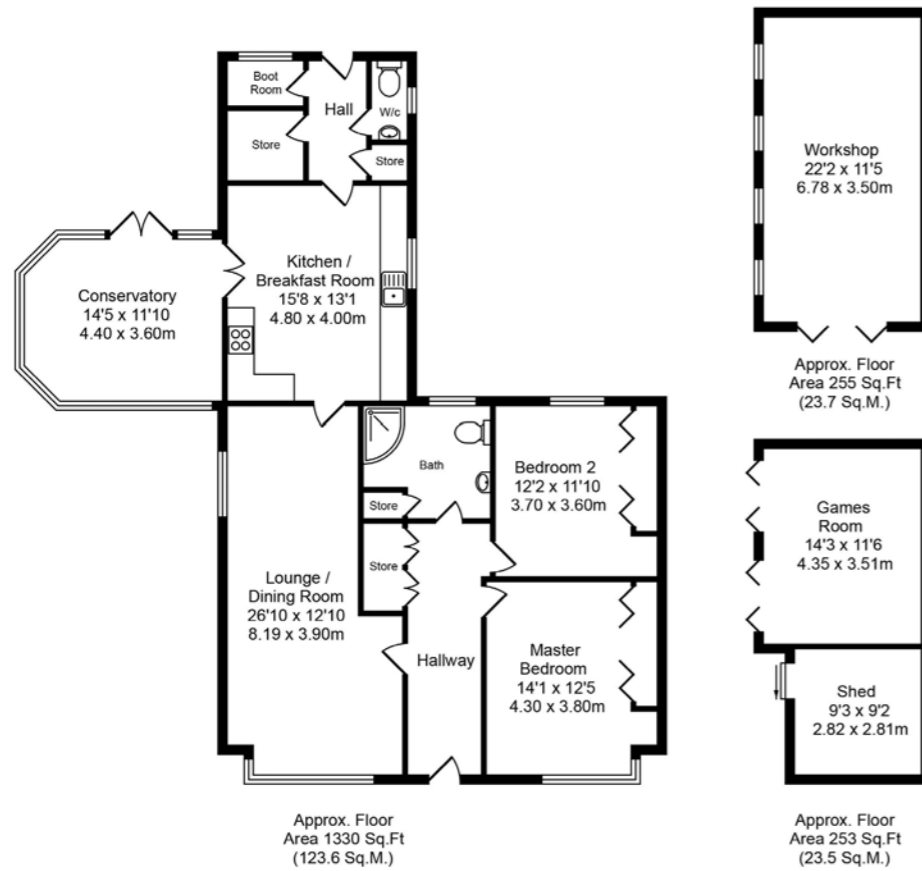


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 arnoldandphillips.com

**Total Approx. Floor Area 1838 Sq.ft. (170.8 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold.  
 Council Tax Band: E.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to present this truly exceptional and spacious two bedroom detached true bungalow, situated proudly along the much sought after Gorsey Lane in Mawdesley. Set well back from this sleepy country lane, this picturesque bungalow has been beautifully renovated throughout. This extended property has been decorated to a contemporary high standard and affords all the luxury of modern living, but with the comforts of country life being on your doorstep.

Upon entering the property one is received into a substantial and inviting entrance hall, furnished with premium Amtico oak flooring. The main living area is a spacious and light through lounge and dining area, again finished with Amtico flooring and centred around a beautiful and log burner, with attractive tiled hearth and surround. The property leads through to a large and well-appointed farmhouse style solid oak kitchen with tiled flooring, finished with premium Walnut work surfaces and complemented by a host of integrated appliances and Belfast sink. Leading off from the kitchen is a functional utility area, complete with wc and ample storage solutions. There is also an extensive conservatory which looks out onto the idyllic rear garden and pleasant patio area.

This impressive property enjoys two well-proportioned bedrooms, both of which are fitted with a range of integrated fitted wardrobes and storage facilities. The property is served by a well-presented and modern family bathroom, complete with large corner shower cubicle, vanity wash hand basin, wc, along with fitted cabinetry and Amtico flooring.

The front of the property is laid to lawn and complemented by a range of established shrubs and attractive trees. Approached via a substantial driveway and parking area suitable for off-road parking for multiple vehicles, the property impresses from all angles.

Externally the exterior of this property has recently been professionally landscaped and boasts wrap around gardens which encircle the property, providing a tranquil haven for one to relax and unwind in. Premium Indian stone patio terracing has been installed throughout the garden and provides an ideal space in which to entertain. Additionally, there is a superb summerhouse/garden room which could be used as an entertainment room or home office. Alongside this is an extensive brick and wooden workshop currently used as an art studio with underfloor heating.

Retaining the ability to further extend with ample loft space lending itself well to converting upwards, or indeed to the side of the property where there is more than sufficient space to further develop if required and subject to obtaining the relevant planning consents. Extending to a generous 1,838 square feet and enjoying gas central heating, double glazing and a premium Mawdesley address, internal inspection of this fabulous detached true bungalow is highly advised to fully appreciate all on offer within.





**KEY FEATURES**

EXCEPTIONAL DETACHED TRUE BUNGALOW

CIRCA 1838 SQ FT

TWO BEDROOMS (BOTH WITH FITTED WARDROBES)

HIGHLY SOUGHT AFTER LOCATION

BEAUTIFULLY PRESENTED THROUGHOUT

FARMHOUSE STYLE SOLID OAK KITCHEN

CONSERVATORY

OFF ROAD PARKING FOR MULTIPLE VEHICLES

PROFESSIONALLY LANDSCAPED GARDENS

SUMMERHOUSE & WORKSHOP/OUTBUILDING







