



4



2



1

- 4 Bedroom Detached Dorna Bungalow
- No Upper Chain Involved
- Good Size Conservatory
- EPC TBC | Council Tax Band D
- Overlooking Golf Course
- Quiet Cul-de-Sac Location
- South Westerly Garden
- Immaculately Presented
- Driveway and Garage
- Freehold

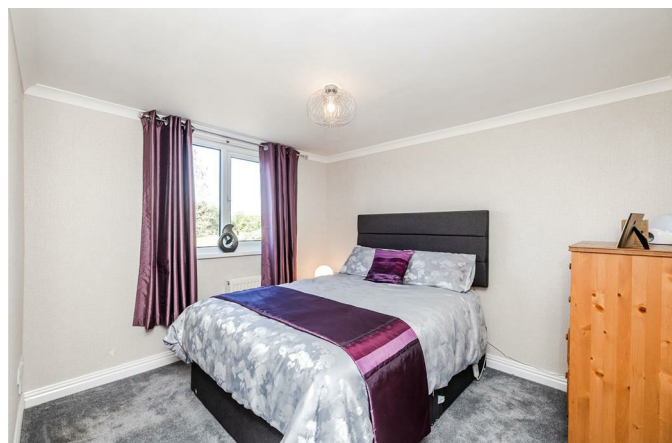
Immaculately presented 4 bedroom detached Dorma bungalow, within a cul-de-sac over looking Hobson Golf Course to the rear. No upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with LVT flooring and a storage cupboard leading to a good size Lounge with LVT flooring and a feature modern Italian marble fireplace. Kitchen with wall and base units, granite worktop surfaces, induction hob, high level double oven, integrated dishwasher and washing machine, tiled splash back, integrated fridge, 2 pull out larder cupboards and door leading to the driveway. Wet Room which has a walk-in shower with a mains shower, Japanese Toilet/bidet with sprays, under floor heating, vanity unit with wash hand basin, heated towel rail tiled walls and flooring, panelled ceiling with inset spot lights and an extractor fan. Bedroom 3 and 4 to the ground floor have laminate flooring and fitted wardrobes. The Internal Hallway with stairs to the first floor, laminate flooring leading to the Conservatory which has tiled effect laminate flooring, spotlights to the ceiling and doors onto the rear garden. To the first floor the landing leads to Bedroom 1 which has fitted wardrobes and panoramic views overlooking the Golf Course, Bedroom 2 also has great views. Bathroom which has a shower cubicle with a mains shower, bath, low level w/c, vanity unit with wash hand basin, Velux window, laminate flooring, heated towel rail and a storage cupboard housing the Combi boiler.

Externally to the front of the property there is a lawned area, gate access to the side and a block paved double length driveway leading to the garage with an electric roller door. The low maintenance rear garden enjoys a South Westerly Aspect and has Artificial turf ,block paved patio and gravelled areas with borders.

The property is delightfully situated, just outside Burnopfield, surrounded by beautiful countryside

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: TBC

Council Tax Band: D

Distance from Burnopfield Primary School: 1.2 miles

Distance from Hobson Golf Course: 1.1 miles

Distance from Village Centre: 0.7 miles

Please note all sizes and distances are approximate.



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