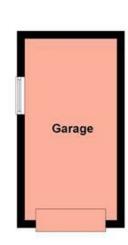
## **Ground Floor** Rear Porch Living Room Bedroom 1 Hallway Kitchen/Diner Bedroom 2 Shower Room Utility Porch Room Shower Room



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

#### MISREPRESENTATION ACT 1967.

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# SUNNYCROFT LANE HEAD, LONGNOR, BUXTON SK17 0PD

£380,000





OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious TWO-BEDROOM detached bungalow in the desirable village of Longnor. The accommodation includes an entrance porch, living room, well-appointed kitchen/diner, two double bedrooms, utility room, two modern shower rooms and a rear porch. The loft space, with a window in situ, offers potential for a third bedroom. Outside, a gated driveway provides ample parking, complemented by a single detached garage and gardens with lawn and well-stocked borders.

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OFFERED FOR SALE WITH NO ONWARD CHAIN. A BEDROOM ONE spacious TWO-BEDROOM detached bungalow in the 11'4 x 16'2 (3.45m x 4.93m) desirable village of Longnor. The accommodation includes an uPVC double-glazed window and a radiator. entrance porch, living room, well-appointed kitchen/diner, two double bedrooms, utility room, two modern shower rooms and a rear porch. The loft space, with a window in situ, offers potential for a third bedroom. Outside, a gated driveway provides ample parking, complemented by a single detached garage and gardens with lawn and well-stocked borders.

#### **REAR PORCH**

uPVC double-glazed door with double-glazed windows on either side, radiator, and wood-effect flooring.

#### **HALLWAY**

11 x 7'7 (3.35m x 2.31m) Radiator and loft access.

#### LIVING ROOM

14'5 x 12'8 (4.39m x 3.86m)

uPVC double-glazed window, gas fire, and a radiator.



#### **KITCHEN**

11'4 x 17'9 (max) (3.45m x 5.41m (max))

uPVC double-glazed window, fitted wall and base units with a wood-effect worktop, four-ring NEFF hob, integral oven, Aga range cooker, stainless steel 1.5 bowl sink and drainer with a mixer tap, plumbing for a dishwasher, radiator, and woodeffect flooring.





#### **BEDROOM TWO**

11'5 x 12'2 (3.48m x 3.71m)

uPVC double-glazed window and a radiator.



#### **SHOWER ROOM**

8'5 x 6'4 (2.57m x 1.93m)

uPVC double glazed window, wet-room style shower with wall-mounted electric shower fitment, WC with push flush, wash basin with a mixer tap, radiator, part-tiled walls, and laminate flooring.



#### **FRONT PORCH**

6'9 x 5 (2.06m x 1.52m)

Composite stable door, radiator, and wood-effect flooring.

#### **UTILITY ROOM**

3'8 x 9'3 (1.12m x 2.82m)

uPVC double-glazed window, fitted base unit with a woodeffect worktop, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and woodeffect flooring.

#### **SHOWER ROOM**

2'10 x 9'3 (0.86m x 2.82m)

uPVC double-glazed window, enclosed shower cubicle with a wall-mounted shower fitment, WC with push flush, pedestal wash basin, and wood-effect flooring.



#### **EXTERIOR**

To the front of the property is a gated driveway, while to the rear and side is a large enclosed garden featuring a patio, lawn, and timber shed.



#### **GARAGE**

15'11 8'1 (4.85m 2.46m)

Electric roller door, uPVC double-glazed window, light, and power.



### **NOTES**

Tenure: Freehold Council Tax Band: D EPC Rating: TBC