



Smithy Lane

Presenting this extended detached bungalow located on Smithy Lane. The property has a unique layout with the dormer extension having lounge, kitchen dining area, bathroom and bedroom with stairs leading to main bungalow. The Ground floor comprises of hall, lounge, dining, kitchen, conservatory, utility, two double bedrooms and family bathroom. The property benefits from enclosed rear garden with views to the rear, front garden, private driveway and garage.

Council Tax band: E

Tenure: Freehold

- Detached Bungalow
- Four Bedrooms
- Three Receptions
- Two Bathrooms
- Enclosed Rear Garden
- Private Driveway
- Garage
- FREEHOLD



Entrance Hall

Front door to porch then door to hallway. Doors leading from hall to lounge, kitchen, office, bathroom and two bedrooms. Airing cupboard.

Lounge

19' 10" x 13' 11" (6.05m x 4.23m)

Electric fire. Door to dining room and sliding door to conservatory.

Dining Room

12' 8" x 9' 9" (3.86m x 2.97m)

Window to side, sliding glass window into kitchen and bay window to rear. Parquet flooring.

Office

10' 4" x 9' 9" (3.15m x 2.96m)

Window to front and stairs to 1st floor.

Kitchen

12' 10" x 10' 0" (3.91m x 3.04m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Plumbed for dishwasher. Window to side and sliding window into dining.

Utility Room

7' 8" x 7' 1" (2.34m x 2.17m)

Plumbed for washing machine, worktops and cupboards. Tiled flooring window to rear and side.

Bathroom

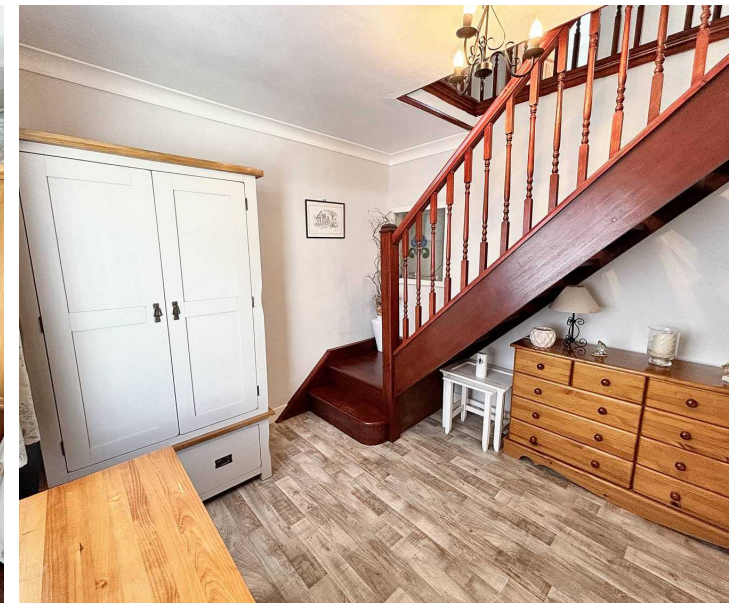
8' 6" x 8' 0" (2.58m x 2.43m)

Four piece suite comprising panelled bath, shower cubicle with mixer shower, vanity wash hand basin and low level WC. Heated towel rail, fully tiled walls and window to rear.

Conservatory

15' 3" x 8' 3" (4.64m x 2.51m)

Door to utility, door to garden patio and tiled flooring.



Bedroom One

12' 10" x 11' 4" (3.92m x 3.45m)

Bow window to front. Fitted wardrobes, dresser and bedside cabinets.

Bedroom Two

11' 11" x 10' 11" (3.64m x 3.33m)

Window to front. Fitted wardrobes and dressing table.

1st Floor Landing

Landing leading into upstairs dining kitchen. ** Upstairs is currently used as a flat with lounge, kitchen dining, bedroom and bathroom but if not needed can be 2 double bedrooms, bathroom and reception. **

Dining Kitchen/Reception

11' 3" x 11' 3" (3.42m x 3.44m)

A range of low level units comprising of stainless steel sink and drainer unit. Sky light to front and rear. Door to lounge/bed 4.

Bedroom 3

12' 0" x 11' 5" (3.65m x 3.47m)

Window to front with views. Storage in eaves.

Living Room/Bedroom 4

12' 10" x 11' 10" (3.92m x 3.61m)

Window to rear, storage into eaves on both sides. Currently used as lounge.

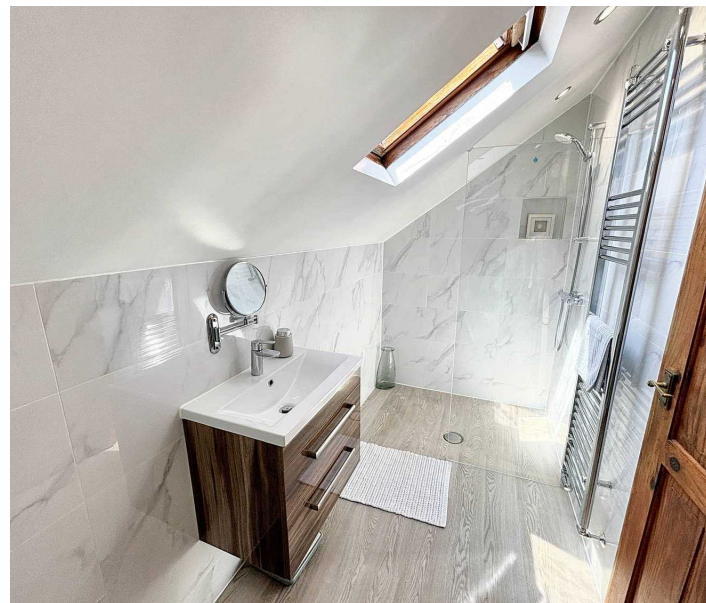
Upstairs Bathroom

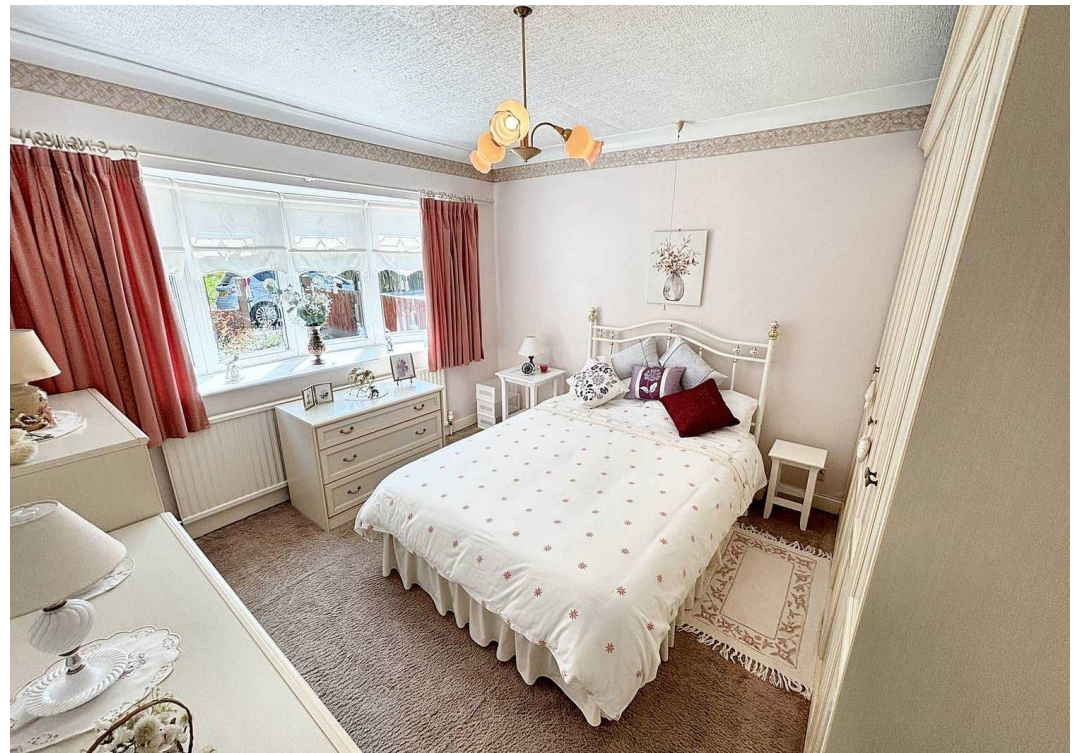
10' 4" x 4' 9" (3.15m x 1.44m)

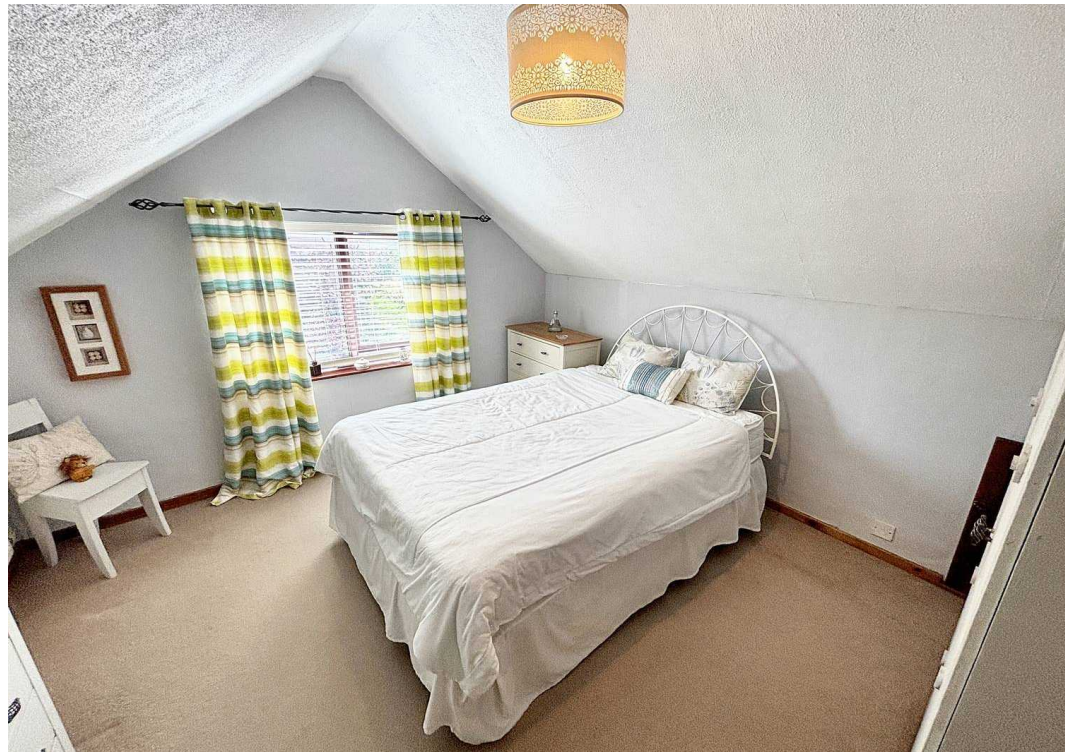
Three piece suite comprising of walk in shower, vanity wash hand basin and low level EC. Heated towel rail and fully tiled. Sky light.

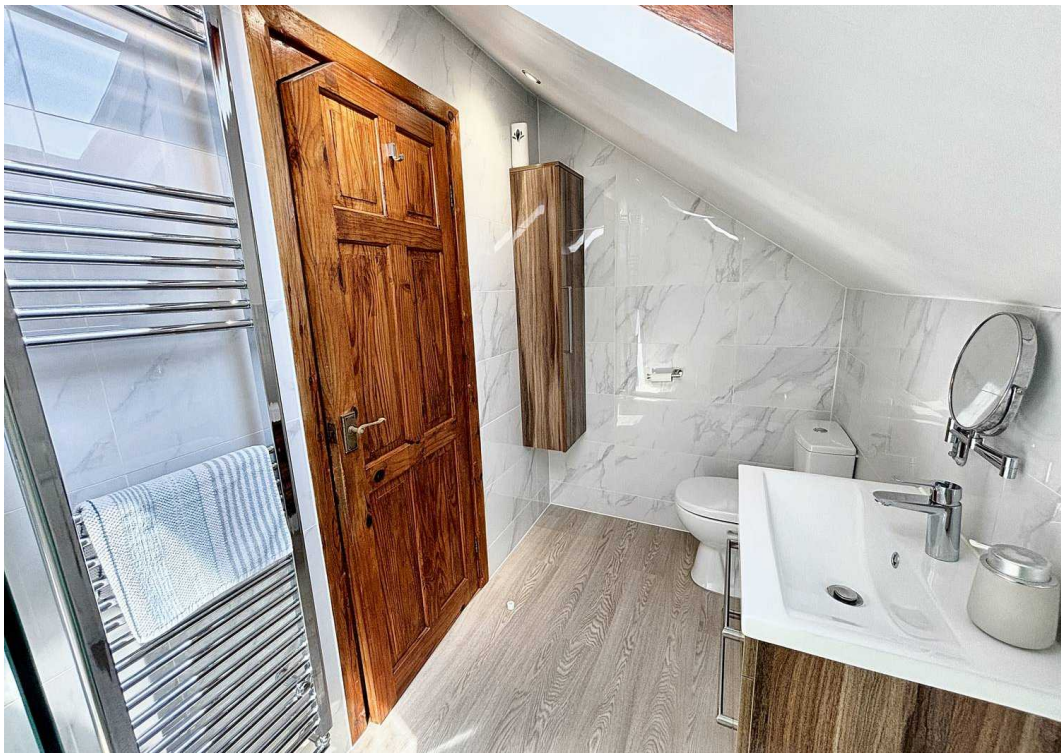
Garage & Front & Rear Gardens

Up and over door to front. Front garden with lawn and planted out borders. Private driveway and access to garage. Enclosed rear garden with lawn, patio planted out borders and pond. Greenhouse to rear.











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