



Bungalow - Detached (EPC Rating: E)

CASTAY WRIGGLEBROOK, KINGSTHORNE, HR2 8AU

Per month

£1,400 Per month



4 Bedroom Bungalow - Detached located in Kingsthorne

Spacious Four Bedroom Detached Bungalow | Two Reception Rooms | Utility And Store Room | Popular Rural Location | Breakfast Kitchen | Three Bathrooms | Lawned Gardens | EPC E | Available For Immediate Occupation |

The Property

Peacefully situated in this popular rural location, a deceptively spacious 4 bedroom detached property offering ideal family/retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of oil central heating, private gardens, garage and driveway, generously sized living accommodation, a useful basement and to fully appreciate this property we recommend an internal inspection.

Canopy Porch

With glazed panel entrance door through to the

Reception Hall

With laminate flooring, radiator with display shelf over and glazed panel door to the

Kitchen/Breakfast Room

With single drainer sink unit, a range of wall and base cupboards, ample work surfaces, breakfast bar, double glazed window to the front aspect, exposed beam effect ceiling, built in double oven with 4 ring hob and cooker hood over, walk in pantry cupboard, free standing refrigerator, space and plumbing for a dishwasher.

Lounge

A light and airy room with newly fitted carpet, 2 radiators, 2 double glazed windows, tied fire surround, access door from the inner hallway, open plan arch through to the

Dining Room

With fitted carpet, radiator, double glazed window, built in store cupboard with shelf over and access door from the inner hallway.

Inner Hallway

With 2 radiators, under stairs store cupboard, double glazed window to the front aspect, stairs to the first floor and door to

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear, a range of built in wardrobes and overhead cupboards.

Bedroom 3

With fitted carpet, radiator, double glazed window to the side and built in shelving.

Bedroom 4

With fitted carpet, radiator, double glazed window to the side and single wardrobe.

Ground Floor Bathroom

With modern white suite comprising panelled bath with shower attachment and glazed screen over, vanity wash hand basin with storage below and mirror fronted medicine cabinet over with light, low flush WC, ladder style towel rail/radiator, double glazed windows.

Ground Floor Shower Room

With suite comprising large corner shower with glazed door, low flush WC, pedestal wash hand basin with mirror and lighting above, radiator/towel rail, double glazed window, tiled floor, medicine cabinet.

Inner Lobby

Accessed from the entrance hall and allowing ample storage space for coats and shoes and with a glazed panel door leading to the

Rear Porch

With door to the rear garden and open plan access to the

Utility Room

With butler style sink with a mixer tap over, space and plumbing for automatic washing machine and tumble drier, radiator, store cupboards, double glazed window to the rear and sliding door to

Store Room/Workshop

With a range of cupboards, power and light points, window and stable door to the front aspect.

First Floor Master Bedroom Suite

With feature flooring, ample storage and hanging space, electric wall heater, double glazed windows to the rear and side, Velux window with built in blind and door to the

Ensuite Shower Room

With modern suite comprising a large double shower cubicle with glazed sliding door, panelled walls for easy maintenance, vanity wash hand basin with storage below, WC, Velux roof light with blind, ladder style towel rail/radiator, feature flooring.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs and enclosed by hedging with paved steps and pathway leading to the entrance door. A driveway providing off road parking leads to the

Garage

With up and over door, power and light points, double glazed side window, ample storage space.

To the side of the property there is a good sized lawned garden enclosed by hedging for privacy with a raised paved patio offering the perfect entertaining/seating space.

The rear garden is mainly laid to lawn and is enclosed by hedging with steps leading up to a patio at the rear of the utility room. A useful side gate and access to the large

Basement

With power and light points and ample storage space.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £39,000. Should a guarantor be required to support an application, an income of £46,800 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Oil fired central heating.

Council Tax - Band E

Broadband Connectivity - 70Mbps Download. 18Mbps Upload - Superfast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455

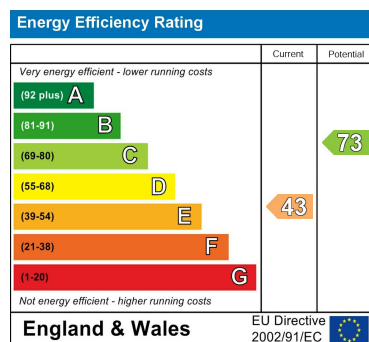




Main area: Approx. 191.8 sq. metres (2064.0 sq. feet)
Plus garages: approx. 18.0 sq. metres (194.2 sq. feet)



Energy Performance Graph



England & Wales EU Directive 2002/91/EC

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Council Tax Band

E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.