

£475,000 Morleys, Ashington







Morleys, Ashington, RH20 3JN

With a south facing rear garden, this two double bedroom detached bungalow sits within a culde-sac of similar properties, with all local amenities within walking distance.

The driveway offers parking for a couple of cars and there is a single garage too. Both bedrooms overlook the lawned front garden, the principle bedroom featuring the second bedroom as a dining room but it would also make a really good study. The living room has a cosy woodburner and opens onto the conservatory, added within the last three years. The refitted kitchen has high specification integrated appliances and the modern shower room is easy to maintain and use. The level rear garden feels safe and secure, with a choice of seating areas, a timber shed for additional storage and plenty of space for relaxing with family and friends.

The church is only a few minutes' walk away, as are the village cafe, pub, restaurant and shops.









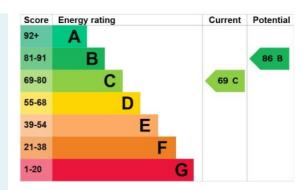




Morleys, Ashington, Ashington, RH20 Approximate Area = 888 sq ft / 82.4 sq m Garage = 149 sq ft / 13.8 sq m Total = 1037 sq ft / 96.2 sq m For identification only - Not to scale Conservatory 11'1 (3.37) x 9'1 (2.76) Living Room Kitchen 18'1 (5.52) max 10'8 (3.24) x 12'10 (3.90) max x 8'5 (2.56) Garage 177 (5.35) Bedroom x 8'6 (2.59) 16'8 (5.08) x 9'4 (2.84) **Dining Room** 11'11 (3.62) x 8'5 (2.57) **GROUND FLOOR** oor plan produced in accordance with RICS Properly Measurement Standards Incorpo demissional Property Measurement Standards (IPMS2 Residential). 6 nt/hecom 2024. roduced for Lundy-Lester Ltd. REF: 1271619 LUNDY-LESTER

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





- **1** 01798 817257 or 07788 531768
- Lancaster House, Storrington Road, Thakeham, RH20 3NA

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.