







## Property Description

This is a truly exceptional opportunity to acquire a detached bungalow that provides spacious and versatile living arrangements. Originally two separate homes, the owners have skillfully combined them into a distinctive residence perfect for larger families. The property features adaptable living spaces, including two reception rooms, a family room with a balcony, three to four bedrooms, and an annexe on the lower ground floor. The beautifully landscaped rear gardens, along with an additional tiered garden area, offer a serene and private retreat. Located in the desirable area of Netherton, the bungalow is conveniently situated near local schools, high street amenities, and transport links, including the upcoming tram line.

## Entrance Hall

Door to the front elevation, windows to the front, doors leading to

## Lounge

23' 5" x 14' 4" ( 7.14m x 4.37m )

Brick built fireplace, central heating radiator, two sets of french doors leading to conservatory to rear.

## Conservatory

26' 6" x 8' 4" ( 8.08m x 2.54m )

Two french doors to the rear leading to patio area, windows to the rear & side elevations.

## Hallway

Built-in storage cupboard, doors to

## Bedroom Two

18' 9" x 9' 9" ( 5.71m x 2.97m )

Three bow windows to the front & side elevations, built-in storage cupboard, central heating radiator.

## Bedroom Three

12' 9" x 11' ( 3.89m x 3.35m )

Bow window to the front elevation, fitted storage wardrobes, central heating radiator.

## Bathroom

8' 5" x 7' 7" ( 2.57m x 2.31m )

Suite to comprise bath, shower cubicle, wash hand basin, low level w.c., bidet, tiling, central heating radiator, double glazed bow window to the side.

## Kitchen

14' 9" x 9' 2" ( 4.50m x 2.79m )

Shaker style fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob, integrated microwave, space for domestic appliances, window to the rear elevation.

## Dining Room

23' 4" x 14' 6" ( 7.11m x 4.42m )

Two bow windows to the side elevation.



**Sitting Area**

**Hallway**

built in storage, doors to

**Utility**

plumbing for washing machine, space for domestic appliances, bow window to side elevation

**Bedroom One**

21' 8" x 11' ( 6.60m x 3.35m )

Two bow windows to the front elevation, bow window to the side elevation, built-in wardrobes, fitted storage units, dressing area, central heating radiator.

**Bathroom**

13' 6" x 8' 8" ( 4.11m x 2.64m )

Marble step down bath, separate shower cubicle, wash hand basin, low level w.c., tiling, central heating radiator, bow window to the side elevation.

**Lower Ground Floor**

**Annexe**

18' 2" (max) x 9' 7" ( 5.54m (max) x 2.92m )

French doors to the rear leading to garden, windows to the rear elevation, fitted kitchen area with base units with work surfaces over, electric oven & electric hob with cooker hood over, living space, Storage to side.

**W, C,**

Sani flow low level w.c.

**Outside**

To the front of the property gated access to block paved driveway giving off road parking, various shrubs & borders, side access to rear garden.

Rear garden having slabbed paved patio area with step down approach to lawned area with various shrubs & borders, step approach to side access, further steeped area with mature lawn, shrubs & borders.



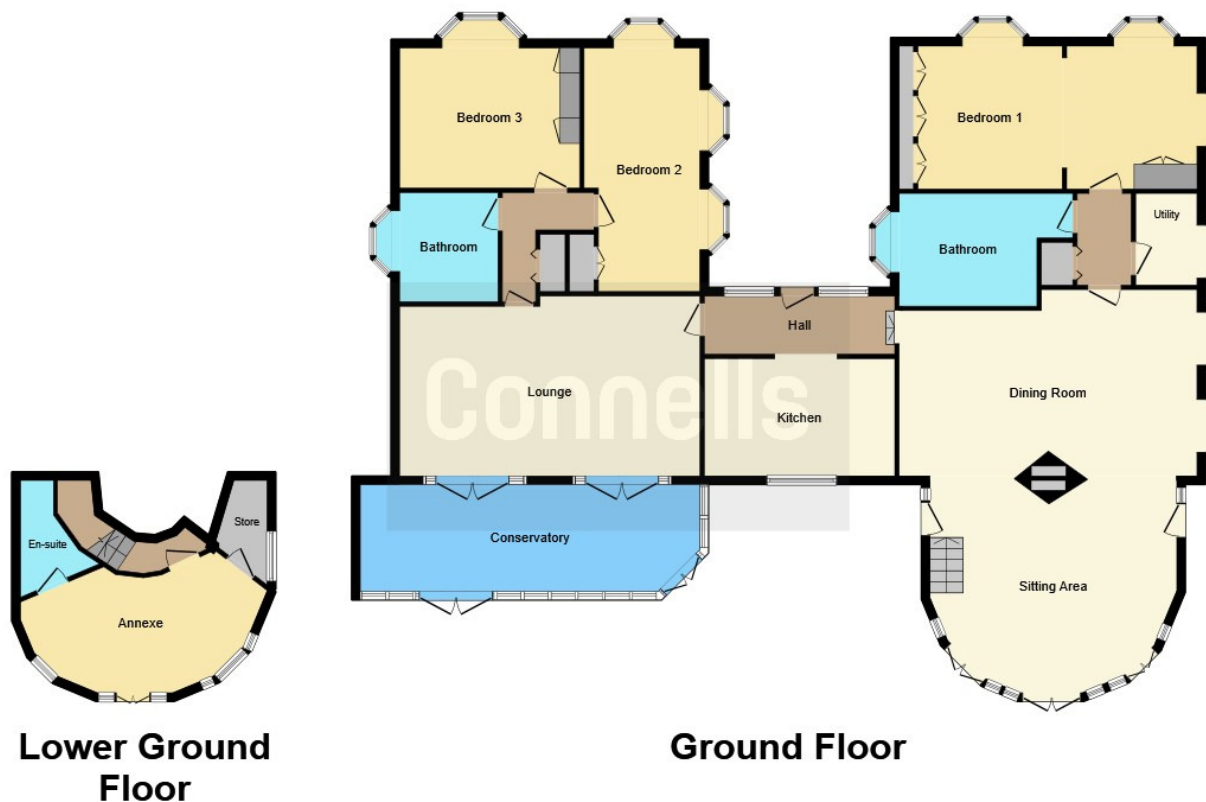












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**EPC Rating: D**

Tenure: Freehold

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