



The Pightle Bungalow Church Street, Occold EYE IP23 7PS

welcome to

The Pightle Bungalow Church Street, Occold EYE

A detached bungalow situated in the traditional village of Occold. Benefiting from TWO reception rooms, one with an OPEN FIRE, kitchen with a UTILITY room, master with EN-SUITE, THREE further bedrooms, TWO GARAGES with off road parking.

Location

Situated in the traditional village of Occold, this property is positioned on a small development. This village benefits from a public house, church, village hall and Ofsted 'Outstanding' Primary School. Just three miles south east is the small historic town of Eye which offers many day to day amenities and facilities.

Accommodation

Entrance Hall

Front aspect uPVC double glazed door and dual aspect double glazed windows with fitted blinds, two radiators, large airing cupboard, storage cupboard, loft hatch and laminate flooring.

Cloakroom

Front aspect uPVC double glazed window with fitted blinds, low level flush wc, wash hand basin, part tiled walls, heated towel rail and tiled floor.

Lounge

18' 7" x 17' 11" (5.66m x 5.46m)
Front aspect double uPVC glazed bay window, side aspect uPVC double glazed window and french doors leading out onto the patio area, wall mounted lighting, fireplace with open fire, three radiators and laminate flooring.

Dining Room

13' x 9' 8" (3.96m x 2.95m)
Front aspect uPVC double glazed window with fitted blinds, radiator and laminate flooring.

Kitchen

11' 8" x 11' 1" (3.56m x 3.38m)
Dual aspect uPVC double glazed windows with fitted blinds. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowl, tiled splash back, work surfaces, electric range cooker with hood, recessed spot lights, radiator and tiled floor. Open arch way to;

Utility Room

11' 1" x 6' 5" (3.38m x 1.96m)
Rear aspect uPVC double glazed window with fitted blinds, double glazed door to the porch, fitted wall and base units, stainless steel sink and drainer, floor mounted oil boiler, work surfaces, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled floor and radiator.

Porch

Front aspect uPVC double glazed door, rear aspect uPVC door, brick floor and door out to the garage.

Bedroom One

13' x 18' 7" Into Recess (3.96m x 5.66m Into Recess)
Side aspect uPVC double glazed window with fitted blinds, two double built in wardrobes, radiator and laminate flooring. Door to;

En-Suite

Side aspect uPVC double glazed window with fitted blinds, shower cubicle with fully plumbed shower, fully tiled walls, wash hand basin, low level flush wc, heated towel rail, recessed spot lights, extractor fan and tiled floor.





Bedroom Two

13' 8" x 9' 9" (4.17m x 2.97m)

Side aspect uPVC double glazed window with fitted blinds, double built in wardrobe, radiator and laminate flooring.

Bedroom Three

9' 5" x 9' 9" (2.87m x 2.97m)

Side aspect uPVC double glazed window with fitted blinds, radiator and laminate flooring.

Bedroom Four

9' 9" x 8' 1" (2.97m x 2.46m)

Side aspect uPVC double glazed window with fitted blinds, single built in wardrobe, radiator and laminate flooring.

Bathroom

Side aspect uPVC double glazed window with fitted blinds, p-shaped bath with electric shower over, fully tiled walls, wc, wash hand basin, heated towel rail, shaver socket, recessed spot lights and tiled floor.

Garage

19' x 12' 1" Max (5.79m x 3.68m Max)

Up and over door, rear aspect double glazed window, power and light.

Garage Two

Up and over door, upvc glazed window, oil tank, power and light.



Outside

The property offers a large wrap around plot measuring 0.32 acres (STMS) with a large driveway to the front approaching the two garages all concealed behind hedging giving plenty of privacy. To the side of the property, off the lounge is a patio seating area with views over the fields with mature hedge and laid lawn. The rear of the property again has mature hedge borders with laid lawn and mature trees.

Services

Mains Electricity

Mains Water

Mains Drainage

Oil Fired Central Heating

Council Tax Band: E



view this property online williamhbrown.co.uk/Property/DSS110427



welcome to

The Pightle Bungalow Church Street, Occold EYE

- ****WELL PRESENTED THROUGHOUT****
- Individual Bungalow Situated In A Village Location
- Two Reception Rooms, One With An Open Fire
- Kitchen With A Separate Utility Room
- Master Bedroom With En-Suite And Built In Wardrobes
- Three Further Good Sized Bedrooms
- Two Garages With Ample Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: Awaited

offers over

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/DSS110427



Property Ref:
DSS110427 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk