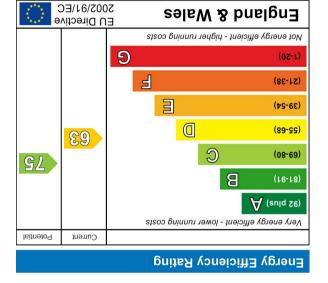
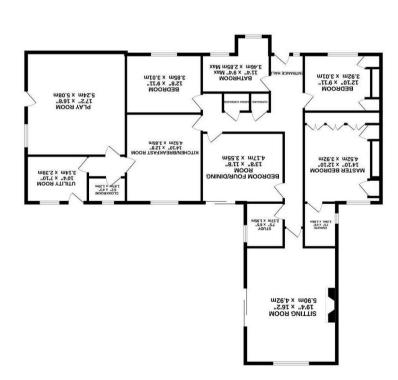
WWW.MCOLEMAN.CO.UK

employment has the authority to make or give any representation or warranty in respect of the property. should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers







1882 sq.ft. (174.8 sq.m.) approx. **GROUND FLOOR**

















Ground Floor

Entrance Hall

Sitting Room 19'4 x 16'2

Kitchen/Breakfast Room 14'10 x 12'8

Dining Room/Bedroom 13'8 x 11'8

Play Room/Garage 17'2 x 16'8

Bedroom 14'10 x 12'10

En-Suite 7'5 x 5'6

Bedroom 12'10 x 9'11

Bedroom 12'8 x 9'11

Bathroom 11'4 x 9'4 max

Study 7'5 x 6'4

Utility Room 10'4 x 7'10

Cloakroom 6'2 x 4'3

External

Rear Garden

Front Garden

Driveway

This detached bungalow, nestled on a generous plot of over an acre in the desirable Ram Hill, Coalpit Heath, offers flexible accommodation, ample outdoor space and a tranquil setting. The spacious hallway provides a welcoming entrance and sets the tone for the generous proportions found throughout the property. The dual-aspect lounge, complete with patio doors, offers a bright and airy living space. The kitchen-breakfast room is well-equipped with a range of wall and base units, an integrated dishwasher and ample space for a range-style cooker and fridge-freezer. A study and a dining room provide versatile space, with the latter lending scope to be used as a fourth double bedroom if required.

An inner hallway leads to a convenient cloakroom and utility room, housing space for a washing machine and tumble dryer.

The principal bedroom boasts fitted wardrobes and an ensuite shower room, while bedrooms two and three are generously sized double rooms. The sleek family bathroom is fully tiled and features a white suite with a mains-fed shower over the bath.

The property further benefits from an integral double garage, currently utilized as a playroom. This adaptable space offers a multitude of potential uses, such as a home office, gym, or hobby room depending on individual needs.

Externally, the property offers a well-maintained garden. The front features a block-paved driveway providing off-street parking for multiple vehicles, as well as a level lawn adorned with mature magnolia and fig trees.

The rear garden is thoughtfully divided into several sections, including a paved patio with a heated swimming pool, a spacious lawn adorned with fruit trees, a potting shed and workshop with the latter conveniently equipped with a power supply. An archway leads to another expansive lawn, which in turn provides access to a field with an additional storage shed.











