









Welcome to

White Walk, Kirk Ella

Beautiful Detached Bungalow In Kirk Ella with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, Utility Room, 3 Bedrooms (Master With En Suite), Family Bathroom, Cloakroom, Gardens & Off Street Parking! Book your viewing now!













Entrance Hall

With double glazed door to the side, double glazed window to the side, radiator and loft access.

Cloakroom

With low level wc, chrome effect towel style radiator and double glazed window to the side.

Lounge

22' x 14' 4" (6.71m x 4.37m)

With double glazed window to the front and feature electric fire.

Kitchen/Diner/Day Room

24' 5" x 13' 4" (7.44m x 4.06m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, integrated fridge freezer, integrated dishwasher, skylight windows, 2 sets of french style doors with matching side screens leading to the Rear Garden.

Utility Room

8' 9" x 4' 3" (2.67m x 1.30m)

With base units, work surfaces, central heating boiler, plumbing for an automatic washing machine and space for a tumble dryer.

Bedroom 1

9' 9" x 12' 7" (2.97m x 3.84m)

With double glazed window to the side, radiator and fitted wardrobes.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, towel style radiator and double glazed window to the side.

Bedroom 2

12' 1" x 11' 8" (3.68m x 3.56m)

With double glazed window to the side, radiator and fitted wardrobes.

Bedroom 3

 $8' 7" \times 9' 2" (2.62m \times 2.79m)$ With double glazed window to the side.

Bathroom

Bathroom with free standing bath, shower cubicle, low level wc, wash hand basin and double glazed window to the side.

Outside

Front Garden

With wall, gravelled area, side access gate, borders housing plants and shrubs, fencing and private driveway providing off street parking.

Rear Garden

Rear Garden with lawned area, paved patio area, borders housing plants and shrubs and storage shed.





Welcome to

White Walk, Kirk Ella

- 3 Bedroom Bungalow In Kirk Ella
- Stunningly Presented Throughout
- Master Bedroom With En Suite
- Open Plan Kitchen/Diner/Day Room
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

Directions to this property:

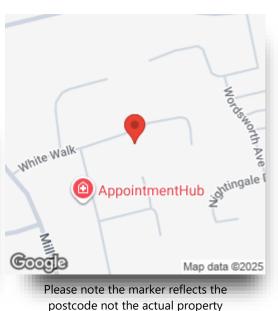
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£375,000









view this property online williamhbrown.co.uk/Property/WBY111157



Property Ref: WBY111157 - 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.







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