



## 30 YOUNGWOODS COPSE

ALVERSTONE GARDEN VILLAGE, PO36 0HJ

£575,000  
FREEHOLD

Nestled in a serene setting this lovely 4-bedroom detached bungalow offers a beautifully fitted kitchen and an inviting open plan living area. In addition, the property has a mature garden, complete with a summer house that can easily be transformed into a tranquil office space. Backing on to a nature reserve, this most definitely offers a great private retreat for your next onward purchase. EPC "C"

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- 4 bedroom detached bungalow
- Open plan living
- Mature garden and backing on to a nature reserve
- Beautifully presented throughout



This beautifully presented property has been upgraded throughout and has been upgraded to allow provision for both the elderly and the disabled. Ramps have been sensitively introduced where necessary, particularly the beautiful verandah.

### The property with approximate measurements:

#### Covered entrance

Double glazed door and glazed side panel to:

#### Open plan Kitchen / Lounge / Diner 6.09 x 7.56 (19'11" x 24'9")

Fully fitted with matching blue high gloss wall and drawer units. Matching Island. Eye level twin ovens / microwaves. Sink and drainer with flexi neck mixer tap. Solid maple worktops which has been colour matched to ceramic wall tiles. Fitted fridge/freezer. Integrated designer induction hob with extractor over. Plinth heater. Double glazed windows to front and rear aspects. Double glazed doors to rear aspect. Radiators.

#### Bedroom 2 5.84m x 3.48m ( plus wardrobes ) (19'2" x 11'5" ( plus wardrobes ) )

Leading from the lounge. Double glazed windows to front and rear aspect. Radiator. Two double glazed high level windows. Fitted wardrobes.

#### Inner hallway

Cupboard housing Greenstar "A" rated Worcester combination boiler. Airing cupboard with shelving. Loft hatch with ladder.

#### Bedroom 4 / Utility/ hobbies room 4.09 x 2.86 (13'5" x 9'4" )

Double glazed window with fitted blinds to rear aspect. Feature radiator. Currently set as a utility room with sink and space for washing machine. THIS ROOM COULD EASILY REVERT BACK TO A BEDROOM OR ENSUITE. FACILITIES ARE READILY AVAILABLE IN THE GARAGE FOR WASHING MACHINE/ TUMBLE DRYER.

#### Bedroom 3 2.97 x 4.08 (9'8" x 13'4" )

Double glazed window with fitted blinds. Feature radiator. Built in wardrobe with sliding doors.

#### Bedroom 1 3.28m " x 3.25m ( plus wardrobes ) (10'9 " x 10'8" ( plus wardrobes ) )

Double glazed window with fitted blinds to front aspect. Fitted wardrobes with sliding doors. Additional cupboard with shelving. Door to :

#### En suite 2.67 x 1.81 (8'9" x 5'11" )

Over sized shower cubicle with electric shower. Low level WC. Hand basin with vanity storage. Heated towel rail. Double glazed window to side aspect. High energy extractor fan.

#### Family bathroom 2.52 x 1.87 (8'3" x 6'1" )

Free standing bath with shower attachments. Hand basin with vanity storage. Low level WC. Feature heated towel rail. Double glazed window to side aspect. High energy extractor fan.

## Outside

### REAR:

Raised veranda stretching across the back of the property with views across the garden and the woodland beyond. Steps lead down to the mature well planted garden and there is a gate which leads directly to the woodland walks. Storage under veranda. Gate to front aspect.

Summer house. 3.16 x 4.12 Fully insulated with light and power. Two sets of double glazed French doors. In addition there is a beautiful Pergoda and greenhouse.

### FRONT:

Resin drive way with ample parking. Laid to lawn with mature shrubs and trees.

### Garage. 4.74 x 5.03 (15'6" x 16'6")

Power and light. Double glazed door to side aspect. Window to rear aspect. Up and over electric door.

PLUMBING FOR WASHING MACHINE AND TUMBLE



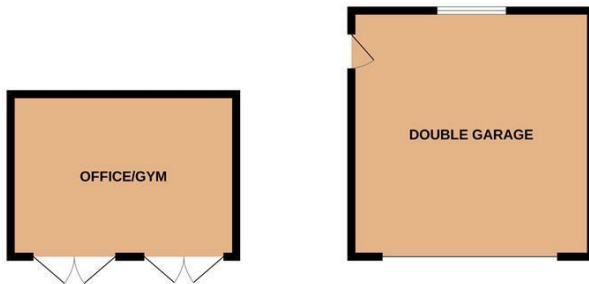
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements