

£475,000

Subject to contract





Occupying a generous, secluded plot totalling over 1/3 of an acre, this spacious detached bungalow with garage & workshop must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, through Living Room, fitted Kitchen, Conservatory, three Bedrooms and a Bathroom. The property is accessed via the private driveway with twin wrought iron gates leading to hardstanding for a number of vehicles and a detached Garage measuring 5.63m (18'6") max x 3.17m (10'5") with adjoining Workshop measuring 5.63m (18'6") x 3.19m (10'5") and WC.

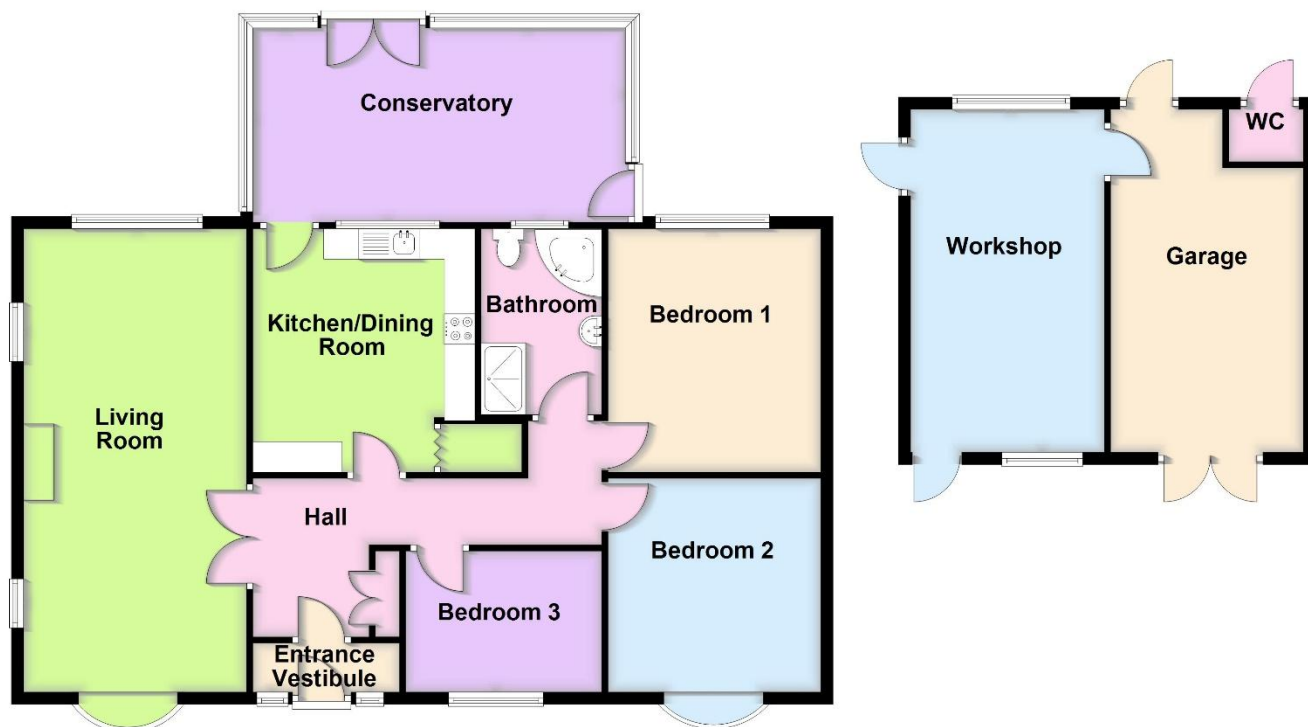
The mature gardens are a particular feature of the property, arranged with paved patio area, ornamental pond, and extensive shaped lawn with well stocked established borders including a variety of plants, shrubs, and trees including a number of fruit trees.

Located off Mallee Crescent, Mallee Avenue is very well placed for accessing the shops, schools and amenities of Churchtown village.



Ground Floor

Approx. 156.7 sq. metres (1686.8 sq. feet)



Total area: approx. 156.7 sq. metres (1686.8 sq. feet)



Entrance Vestibule

Hall

Living Room - 7.62m x 3.66m (25'0" x 12'0")

Kitchen - 4.42m x 3.99m (14'6" x 13'1")

Conservatory - 6.12m x 3.2m (20'1" x 10'6")

Bedroom 1 - 3.99m x 3.51m (13'1" x 11'6")

Bedroom 2 - 3.51m x 3.51m (11'6" x 11'6")

Bedroom 3 - 3.23m x 2.31m (10'7" x 7'7") Bathroom - 3.05m x 1.98m (10'0" x 6'6")

Outside: The property is accessed via the private driveway with twin wrought iron gates leading to hardstanding for a number of vehicles and a detached Garage measuring 5.63m (18'6") max x 3.17m (10'5") with adjoining Workshop measuring 5.63m (18'6") x 3.19m (10'5") and WC. The mature gardens are a particular feature of the property, arranged with paved patio area, ornamental pond, and extensive shaped lawn with well stocked established borders including a variety of plants, shrubs, and trees including a number of fruit trees.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D).

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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