



West Avenue
Ripley



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented detached bungalow situated on a fantastic plot, the home has the benefit of off-street parking for several vehicles and a generous rear garden.

The well-presented accommodation briefly comprises of Hall, Living Room, well-appointed kitchen, two double bedrooms and traditional bathroom. A conservatory to the rear provides additional living space from which to enjoy the garden year round.

The rear of the home has a generous rear garden with a paved patio area and mainly laid to lawn.

Offered for sale with no upward chain!

Entrance Hall

Double glazed exterior door opens into a welcoming, central entrance hall offering space to remove and store coats and shoes. The hall is laid with practical laminate flooring and features a wall-mounted radiator and doors to:

Living Room

11' 9" x 11' (3.58m x 3.35m)

A sweeping bay window to the front elevation bathes the living room in natural light giving the space a bright and inviting feel. The living room benefits from neutral decor and complimentary laminate flooring which further enhance the sense of space on offer. The focal point of the room is a feature electric fireplace with Adams style surround and hearth, giving the space a cosy feel on a

winter's evening. With wall-mounted radiator, coving and ceiling rose.

Kitchen

11' 9" x 11' 9" (3.58m x 3.58m)

The property's well appointed kitchen is fitted with a wide selection of wall, base and drawer units with complimentary light oak cabinet doors, which provide a wealth of storage. The cabinets are complimented by expanses of granite effect roll-edged worktops, which give the kitchen a contemporary finish and offer ample preparation space for any home-chef. The kitchen benefits from an integral electric oven with gas hob and fitted extractor hood above, whilst space is provided for a free-standing fridge/freezer. The property's boiler is also located in the kitchen, tastefully concealed within one of the cabinets. Tiled flooring runs through the space, which compliments the tiled splash-backs to the work-surfaces. A stainless steel sink and drainer sits beneath a double glazed window to the side elevation. With double glazed door to:

Conservatory

11' 4" x 10' 8" (3.45m x 3.25m)

The addition of a conservatory gives this home another dimension and allows the rear garden to be enjoyed year round. The conservatory benefits from laminate flooring and double glazed French doors leading to the garden. Plumbing is also provided for a washing machine.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

A generous double bedroom benefiting from a double glazed bay window to the front elevation which bathes the space in natural light. The bedroom features neutral decor, laminate flooring, wall-mounted radiator and picture rail.

Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m)

A second comfortable double, ideal for visiting guests. The second bedroom also benefits from laminate flooring, radiator and a double glazed window to the rear overlooking the garden.

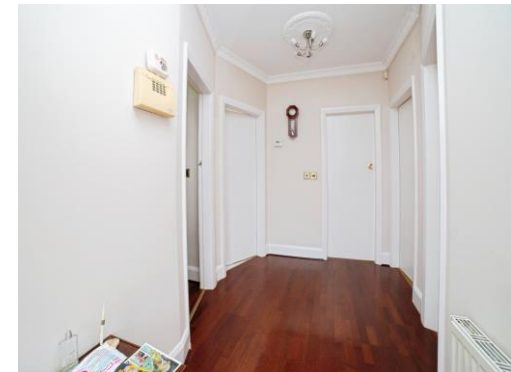
Bathroom

The bathroom is fitted with a classic suite comprising of panel bath with complimentary wall-mounted hand-wash basin and low level WC. The bathroom features vinyl flooring and tiled walls together with a linen cupboard for toiletries and towels. With chrome heated towel rail and frosted double glazed window to the rear. The bathroom also provides access to the property's loft space with a pull down ladder leading to a fully plastered room with flooring laid, currently used for storage. This space has historically been utilised as a hobby area and could offer a range of potential uses for a prospective purchaser. Whilst further development of the area may be possible buyers should satisfy themselves as to the necessary permissions for the same prior to purchase.

Outside

The property sits at the head of an impressive driveway providing off-street parking for several vehicles. The space on offer to the front elevation makes the bungalow a must-see for those with multiple cars, motorhomes

or trailers. Gated side access to either side of the bungalow leads to an impressive rear garden, perfect for any green-fingered enthusiast. A generous patio area is the ideal space for summer entertaining, beyond which lies an expansive mature lawn. The garden offers a storage shed, outside tap and fenced boundaries









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

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22A High Street
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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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