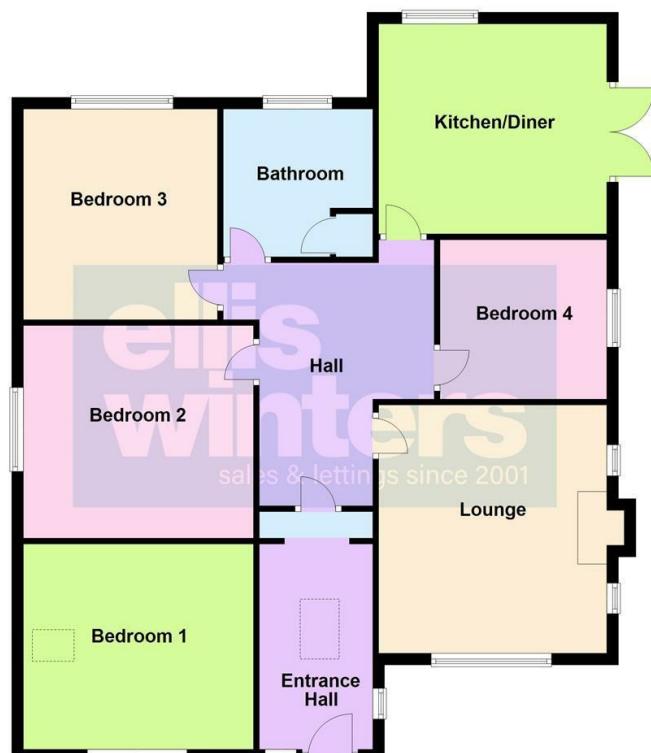


### Ground Floor



Total area: approx. 110.2 sq. metres (1186.3 sq. feet)

Ellis Winters are delighted to offer a rarely available non estate detached bungalow situated in one of the area's most sought after village locations. The extended and versatile accommodation comprises, four bedrooms, a refitted kitchen/diner, lounge and bathroom. Outside the property boasts ample off road parking for several vehicles, garage and an enclosed southerly facing side garden. A viewing is essential to fully appreciate the space and further potential offered with this unique bungalow.

Bedroom 1  
4.07m (13'4") x 3.54m (11'7")

Bedroom 2  
3.96m (13') x 3.66m (12')

Bedroom 3  
3.64m (11'11") x 3.34m (11')

Bedroom 4  
2.87m (9'5") x 2.74m (9')

Bathroom

Outside  
The property is situated on a corner plot. A driveway provides ample off road parking for several vehicles. Double gates provide access to the side of the property to an area which leads to a garage with power and lighting. On the other side of the property a pedestrian gate providing access to the fully enclosed southerly facing side garden which is mainly laid to lawn with raised flower beds and a patio seating area. To the rear of the property is a private additional courtyard garden area.

Agents Note  
When the property was extended to the front, plans were drawn up for an additional bathroom to be installed between bedroom one and bedroom two to include a side window. This would be ideal to create an en suite to one of the bedrooms if required. Plans are available if requested. Some works have already been carried out to create this second bathroom, however, the property is being sold as seen by the owners.

Further Information  
Tenure: Freehold  
Council Tax Band: E  
EPC Rating: E

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

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## PROPERTY SUMMARY

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