



Residing within this sought after close which leads directly onto the Hill Hook Nature Reserve, this charming L-Shaped Bungalow in a Stunning Location - combines charm, comfort, and modern living in an exceptional location — a home that's as inviting as it is impressive. This spacious and characterful bungalow is perfectly positioned in a truly stunning location, offering peace, privacy, and beautiful surroundings.

Designed in an appealing L-shaped layout, the property has a wonderful sense of space and flow throughout. Inside, the living room is warm and welcoming, ideal for relaxing or entertaining, while the adjoining dining room provides a lovely setting for more formal gatherings. A bright conservatory floods the space with natural light and offers the perfect spot to enjoy garden views all year round. The modern kitchen is both stylish and practical, fitted with sleek units and quality appliances, and there's a separate utility room for added convenience.

The principal bedroom is a real retreat, complete with its own dressing area and a beautifully finished ensuite. The second bedroom also benefits from its own ensuite, making it ideal for guests or family. The third bedroom is currently set up as a cosy snug, while the fourth bedroom adds even more flexibility to suit your lifestyle. A contemporary family bathroom completes the interior with a fresh, modern touch.

Outside the private rear garden, with patio, has a lawn beyond and well stocked flower beds, whilst to the fore the front drive gives way to the double garage.

Situated within this quiet close yet benefitting from access to a host of local amenities, this fantastic family home is within walking distance of highly regarded Primary and Secondary schools alongside local convenience shops and transport links by both bus and train.



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Hall

Living/Dining Room

7.04m (23'1") x 6.05m (19'10") max

Conservatory

Kitchen

4.62m (15'2") x 2.79m (9'2")

Utility

4.80m (15'9") x 1.68m (5'6")

Double Garage

Bedroom 1

3.61m (11'10") x 2.00m (6'7")

Dressing Area

2.25m (7'4") x 2.00m (6'7")

En-suite

Bedroom 2

3.97m (13') x 3.53m (11'7")

En-suite

Bedroom 3

3.58m (11'9") x 2.97m (9'9")

Bedroom 4

2.74m (9') x 2.69m (8'10")

Bathroom

WC





Floor Plan

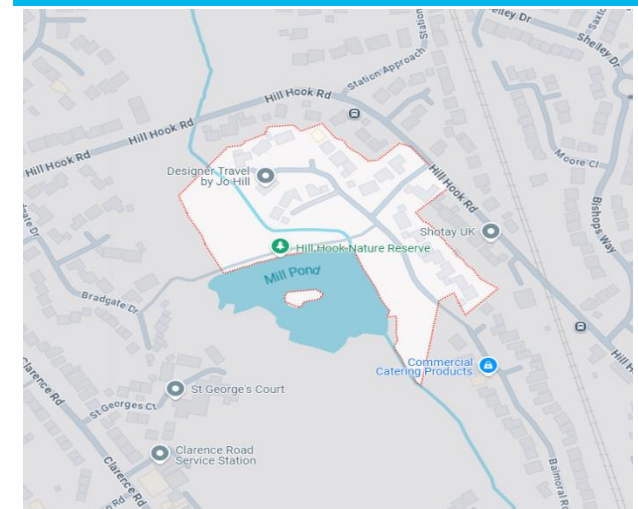
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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