



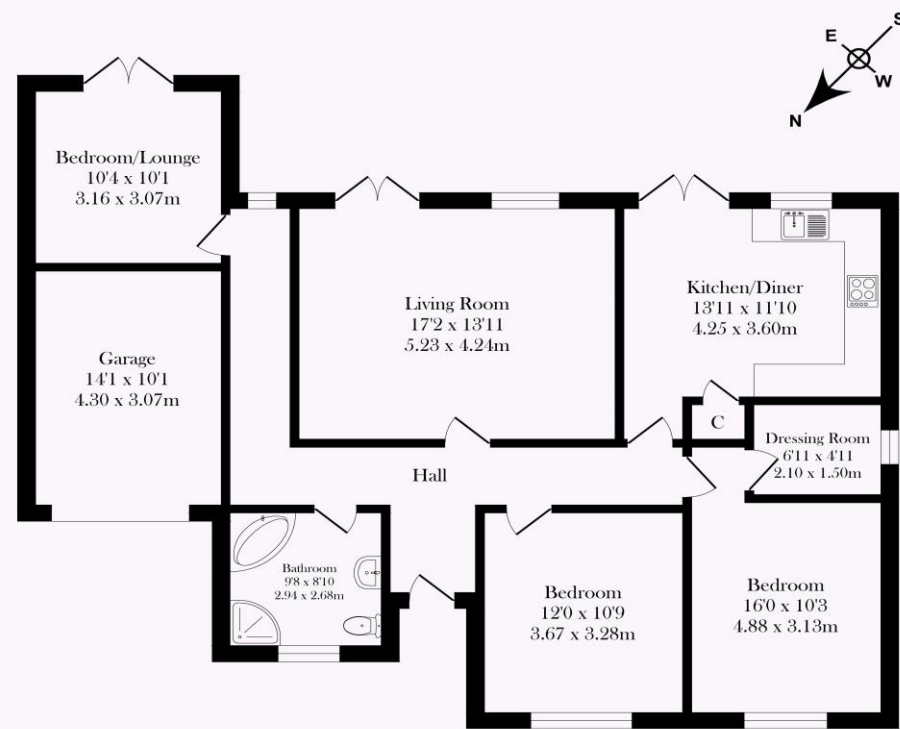
TRACY PHILLIPS

Estates



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Approx. Floor Area
117.1 Sq.M
(1260 Sq.Ft.)

Total Approx. Floor Area 117.1 Sq.M. (1260 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		



01257 422228

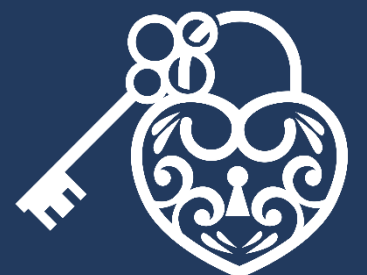
enquiries@tracyphillipsestates.com

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Asking Price: £475,000

Toddington Lane, Haigh

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This charming detached true bungalow offers a unique blend of comfort and elegance, set in a picturesque location with breath-taking views over fields. With its spacious rooms, lovely garden, and versatile spaces, this property is perfect for a tranquil lifestyle. Located in the sought-after area of Haigh with excellent local schools, amenities and gorgeous local walks. To the front, there is driveway parking space for two vehicles land access to the integral single garage with loft storage.

Stepping inside the property, you are greeted by a welcoming entrance hall with wood flooring. Double glazed doors open to a spacious lounge with wood flooring and French doors that overlook the gardens and fields beyond. This is a lovely bright, spacious room. The spacious, master bedroom is located at the front, featuring a separate dressing room. There is a beautifully appointed bathroom with a corner bath, corner shower, vanity sink, and WC. The lovely kitchen is situated at the rear, with a door to the garden. Equipped with a comprehensive range of wall and base units, washing machine, fridge freezer, and electric oven and hob with an extractor hood over. The second beautifully decorated bedroom and currently set up as a twin room is located at the front. A versatile second reception room/third bedroom is to the rear with a wooden floor and doors that open onto the garden.

The garden is approximately 1/3 of an acre, offering open views over fields that stretch for miles. The garden is adorned with a plum tree, apple tree, and blueberry bushes, providing a delightful outdoor space for gardening and relaxation.

This gorgeous house is a must-see, offering a serene setting and versatile living spaces. Contact us today to arrange a viewing and make this beautiful bungalow your new home.





