



New to the market with Bradshaws, this delightful three bedroom semi-detached bungalow offering versatile accommodation over two floors. Nestled in the heart of the village on Westoning Road. This property features a good-sized garden plot offering vast potential to extend (STP). Downstairs features a large living room, separate dining room, kitchen, utility room / garden room, bathroom and bedroom one. Upstairs houses bedroom two, bedroom three and an en-suite cloakroom. The property has the additional benefit of an attached garage offering ample space for storage / future conversion. Internal viewings strongly recommended to appreciate this charming family home.

Entrance Porch

Double glazed composite door and double glazed window to the front aspect. Fitted carpet. Door leading to:

Entrance Hall

Providing access to all ground floor accommodation with fitted carpet. Wall lights points. Digital central heating thermostat. Home alarm system control panel. Radiator. Airing cupboard (housing the insulated hot water tank).

Bedroom One

Walk in bay window with double glazed windows as fitted. Fitted wardrobes. Radiator. Fitted carpet. Hatch to the loft space.



Bathroom

Fitted to comprise a w/c with concealed cistern. 'P' shaped shower bath with shower over and glass shower screen. Wash hand basin set into a vanity unit. Radiator. Double glazed window to the side aspect.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Space for a free standing cooker. Space and plumbing for a dish washer. Wall mounted boiler serving all heating and hot water requirements.



Utility / Garden Room

Fitted wall and base level units. Double glazed doors and windows to the front and rear aspects. Space and plumbing for a washing machine. Radiator. Wall light points.



Dining Room / Bedroom

Double glazed french doors leading to the rear garden. Radiator. Fitted carpet.



Sitting Room

Dual aspect with double glazed windows to the front and rear aspect. Feature fire surround with gas fire. Two radiators. Fitted carpet. Wall light points. TV point. Stairs rising to the first floor accommodation.



Landing

Providing access to bedrooms two and three with a fitted carpet and radiator. Door leading to the insulated roof space.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Dressing area with fitted wardrobes. Radiator. Fitted carpet. Double glazed window to the rear.



En-suite Cloakroom

Fitted to comprise a w/c and wash hand basin. Radiator. Tiles to splash back areas.

Bedroom Three

Skylight as fitted. Radiator. Fitted carpet. Eaves storage space.



To The Front

Large driveway providing ample off road parking and access to the garage. The remainder being laid mostly to lawn with mature shrubs, bushes and trees.

Garage

With double doors to the front. Light and power. Double glazed windows to the rear aspect. Door to the rear.

Rear Garden

Patio area adjacent to the immediate rear of the property with the remainder being laid to lawn. Variety of mature shrubs, bushes and tress. Boundary fencing.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 137.0 sq m / 1474 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157435)

