





3 Dale Avenue

An extended and improved detached bungalow set in a most convenient and central position within a stones throw of all amenities with private secluded gardens and parking for 2-3 vehicles. Offered for sale with early vacant possession and no onward chain.

Entrance Porch: double glazed window and front door to:-

Hall: fitted carpet, built in coats cupboard, high level cupboard, hatch with pull down ladder to loft.

Open Plan Sitting Room/Kitchen:

Kitchen Area: shaker style wall and base units, wood effect worktops, 1 and quarter bowl/drainers stainless steel sink unit, Zanussi double oven, four ring gas hob, concealed filter hood, integrated larder, fridge freezer, integrated dishwasher, pull out wine racked larder cupboard, vinyl flooring, tiled splashbacks, uPVC double glazed window to rear, half double glazed door to rear lobby, open plan to:-

Sitting Area: fitted carpet, electric fireplace with wooden surround, wide uPVC double glazed window to front.

Rear Lobby: plumbing for washing machine, shelving, uPVC double glazed windows and door to outside.

Study: fitted carpet, deep built in store cupboard with shelving, heating and lighting. uPVC double glazed window to front, double uPVC double glazed doors to:-



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Conservatory: part brick and uPVC double glazed construction under polycarbonate roof. Lighting and power, vinyl flooring, uPVC double glazed double doors to gardens.

Bed One: fitted bedroom furniture with wardrobes, dressing and bedside tables, fitted carpet, uPVC double glazed window to rear.

Bedroom Two: fitted bedroom furniture with wardrobes and dressing table, fitted carpet, uPVC double glazed window to side.

Shower Room/WC: refitted white suite, oversized shower enclosure, low level WC, wash hand basin with drawers under, tiled walls, uPVC double glazed window.

Outside:

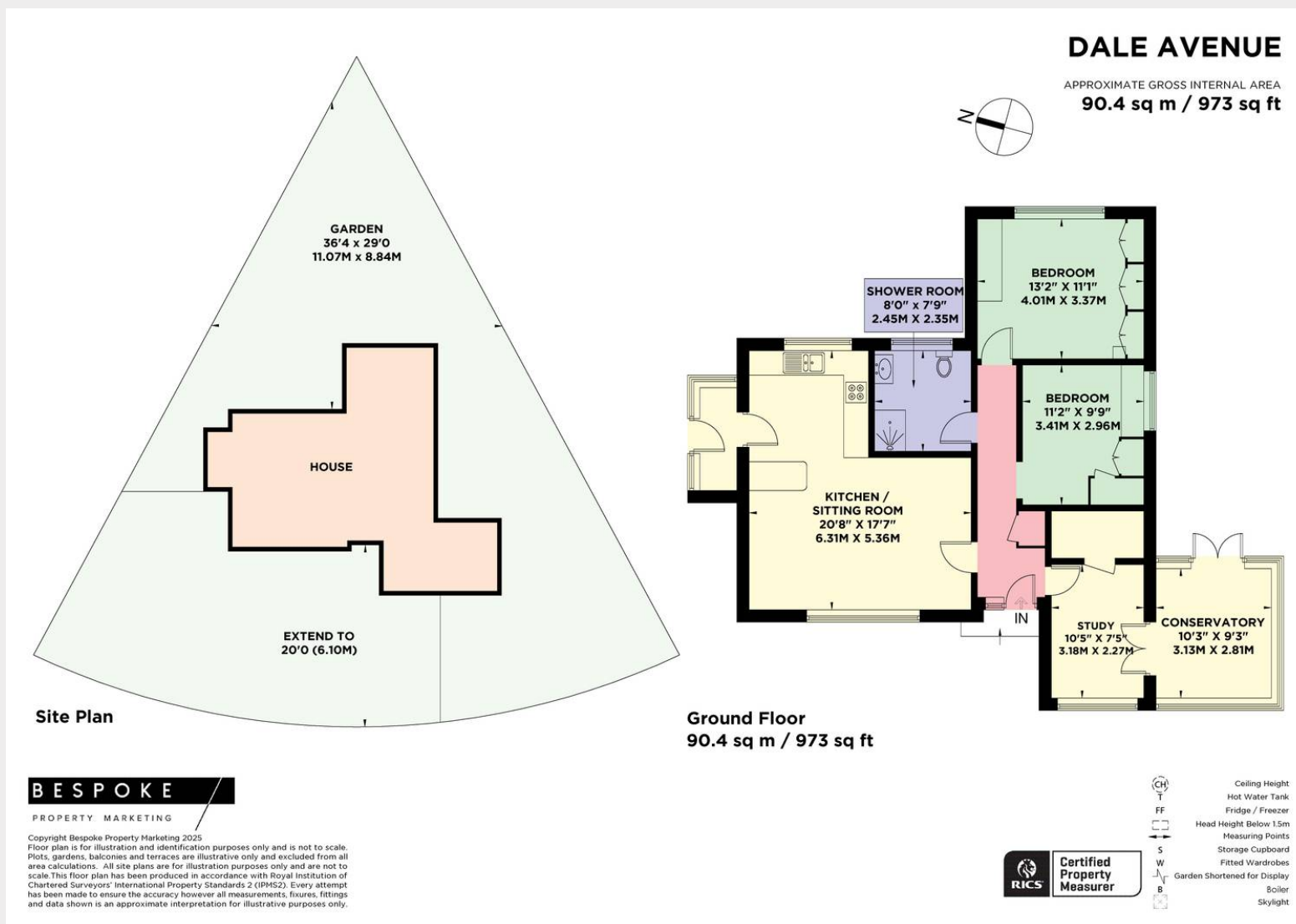
Block Paved Driveway: provides off street parking for 3 plus cars, approached via timber gates, mature hedgerows, gated access to:-

Gardens: patio, lawns, paved pathways, mature borders, specimen trees and shrubs, timber shed, high degree of seclusion.

Note: boiler in loft

- Council tax band: D, Energy performance rating: D





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