



## Silver Birch Close, £375,000

- COUNCIL TAX BAND - F
- DETACHED BUNGALOW
- LARGE CORNER PLOT
- DETACHED GARAGE WITH GARDEN ACCESS
- TWO DOUBLE BEDROOMS
- ADDITIONAL CLOAKROOM
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING



 2  1  2





## About the property

Rarely available two bedroom, detached bungalow set in the very popular cul-de-sac location in Whitchurch. The accommodation comprises Entrance hall, Cloakroom, Lounge/Diner, Kitchen, Inner Hallway, Bedroom One and Two, Shower Room and cloakroom (with clostarmat). The property is set with a beautiful garden with a generous front, corner and rear plot, driveway and a detached garage. Located close to Whitchurch village, all local shops, restaurants, local schools, bus routes and fantastic transport links close by.





## Accommodation

### Entrance Hall

Obscure uPVC door leading into hall, coved ceilings, carpet, doors leading to cloakroom & lounge/diner.

### Cloakroom

WC, wash hand basin & closarmat, radiator, obscure uPVC double glazed window to side, coved ceilings, vinyl non-slip floor.

### Lounge / Diner

21' 2" max x 12' 4" max (6.45m max x 3.76m max)  
Open plan lounge/diner with a uPVC double glazed bay window to front & two uPVC double glazed window to side, feature gas fireplace to centre, laminate floor, two radiators, coved ceilings, door leading to kitchen & inner hall.

### Kitchen

10' 7" max x 7' 8" max (3.23m max x 2.34m max)  
Well presented fitted kitchen comprising wooden base & contrasting wall mounted units with worktops over. Space & plumbing for fridge/freezer & washing machine, integrated oven, gas hobs to work surface with tiled splashback and cooker hood over. Stainless steel sink, drainer with mixer tap, radiator, uPVC double glazed window to front, obscure uPVC door for side access, laminate floor.

### Inner Hall

6' 7" max x 4' 1" max (2.01m max x 1.24m max)  
Entered from lounge/diner, large fitted storage cupboard housing a Worcester boiler, coved ceilings, laminate floor, doors leading to bedroom one, bedroom two & shower room.

### Bedroom One

12' 4" max x 9' 2" max (3.76m max x 2.79m max)  
Double bedroom with uPVC double glazed window to rear, coved ceilings, radiator, carpet.

### Bedroom Two

12' 4" max x 9' 2" max (3.76m max x 2.79m max)  
Double bedroom with uPVC double glazed window to rear, radiator, coved ceilings, carpet, obscure uPVC door leading to rear garden.

### Shower Room

7' 3" max x 6' 3" max (2.21m max x 1.91m max)  
Three piece suite comprising adapted shower room with walk in shower, gated access with electric shower over and seat, WC and wash hand basin with vanity unit, tiled walls to surround, non-slip floor, obscure uPVC double glazed to side.

### Front And Side Gardens

A stunning low maintenance rear garden well maintained with beautiful flowerbeds & shrubs to surround, laid to lawn, dropped kerb leading to driveway with off street parking leading up to the garage.

### Rear Gardens

A very private, south facing enclosed rear garden, low maintenance with spacious paved patio to surround, plenty of space for table & chairs and BBQ area, outside light, gated side access to driveway. Side door leading in to garage

### Garage

17' max x 8' 2" max ( 5.18m max x 2.49m max )  
Space for a car, electric powerpoints, light, storage area, up and over door for entry as well as uPVC door direct to garden for easy access.

## Floorplan

Ground Floor



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.