





01446 733224 barry@peteralan.co.uk



pa peter alan

# About the property Accommodation

Exceptional six-bedroom detached dormer bungalow with panoramic countryside views and annex potential.

Occupying a generous plot on the highly sought-after Port Road East, this exceptional six-bedroom detached dormer bungalow offers a rare combination of space, versatility, and scenic tranquility - enjoying views accross the picturesque Vale Meadows to rear.

Immaculately presented throuhgout, the property had been thoughtfully designed to accommodate modern family living, with the flexibility to create a self-contained annex - ideal for multigenerational living or guest accommodation.

The ground floor welcomes you into a spacious reception hallway, leading to elegant and well-proportioned living spaces, including a large open plan living/kitchen/dining space to the rear of the property, ideal for entertaining. Several vertatile rooms on this level can serve as bedrooms, home offices, or additional reception spaces, offering adaptability ro suit individual needs.

To the first floor, aditional double bedrooms enjoy breathtaking countryside views, complimented by contemporary bathroom facility and ample storage throughout.

Externally, the property is approched via a private road with two driveways providing extensive off road parking and access to the garage. The rear garden s a highlight of the property - well-established shrubs and trees with lawn and patio areas, offering a serene setting to relax or entertain.







### **Entrance Hall**

### Lounge

12' 7" x 11' 5" ( 3.84m x 3.48m )

# Study/Bedroom 6

10' 2" x 7' 7" ( 3.10m x 2.31m )

### **Dining Room**

13' 7" x 12' 8" ( 4.14m x 3.86m )

### **Reception Room**

25' 8" x 16' 8" ( 7.82m x 5.08m )

#### Kitchen

19' 1" x 13' 7" ( 5.82m x 4.14m )

### **Utility Room**

11' x 7' (3.35m x 2.13m)

#### **Bedroom One**

13' 7" x 10' 9" ( 4.14m x 3.28m )



#### **Bedroom Five**

8' 3" x 10' 7" ( 2.51m x 3.23m )

### Study

7' 4" x 8' 1" ( 2.24m x 2.46m )

### **Downstairs Bathroom**

### Landing

#### **Bedroom Two**

15' 3" max x 9' 5" max ( 4.65m max x 2.87m max )

### **Bedroom Three**

10' 9" max x 13' max ( 3.28m max x 3.96m max )

### **Bedroom Four**

13' max x 13' 3" max ( 3.96m max x 4.04m max )

### W.C

### **Family Bathroom**



To Rear

**Rear Garden** 

Garage

To Front

Two driveways















# barry@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# **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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.



