



Joshua Way, Waddingham



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£285,000



Key Features

- NO UPWARD CHAIN
- 0.3 ACRE PLOT
- 2 DOUBLE BEDS
- LOUNGE
- FAMILY BATHROOM
- GAS HEATING
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN

Standing in approx 0.31 acre this generously proportioned, discreetly situated detached Bungalow offers comfortable 2 bedroom accommodation with the potential for further expansion if required. . Approached over a long drive the home includes a bow fronted Lounge and medium oak style Breakfast Kitchen. A family bathroom with both bath and shower serves the double bedrooms. In addition to a Garage there is extensive reception parking and the side garden could easily be suited to further accommodation, work space or separate living space (subject to the necessary permissions).

VIRTUAL REALITY TOUR:

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ENTRANCE

A Pvcu double glazed door with side screens opens to a Porch with twin wood and glazed doors leading to an L-shaped Hallway with radiator, telephone point and fitted, lit storage cupboards.

LOUNGE 5.36m x 3.92m (17.6ft x 12.9ft)

A generous forward facing bow fronted room with Pvcu double glazed window, radiator, ceiling rose, coving, TV aerial point and timber fire surround with coal effect gas fire on raised tiled hearth.

BREAKFAST KITCHEN 4.22m x 3.39m (13.8ft x 11.1ft)

The informal social heart of the home appointed with a range of medium oak effect fronted unit with contrasting work surfacing to include an inset 1 1/2 bowl vinyl sink unit with mixer tap and six units under, integrated refrigerator with storage over and under, a further two base units, electric cooker space with extractor over, dishwasher, an additional six units at eye level, separate dresser unit with glass fronted china display cabinets and plate rack, coving, radiator, tiled splash areas and Pvcu double glazed window.

PANTRY 1.82m x 1.39m (6ft x 4.6ft)

Pvcu double glazed window and fitted wall shelving.

SIDE ENTRANCE 1.81m x 1.64m (5.9ft x 5.4ft)

Pvcu side door and internal door to the Garage.

CLOAKROOM

Appointed with a low flush WC and Pvcu double glazed window.

BEDROOM 1 3.63m x 3.66m (11.9ft x 12ft)

A forward facing generous double room with Pvcu double glazed bow window and radiator.

BEDROOM 2 3.43m x 3.68m (11.3ft x 12.1ft)

A further double bedroom with Pvcu double glazed window to the rear, radiator and a range of fitted furniture to include two single wardrobe, a gentlemans wardrobe and shelved cupboard.

BATHROOM 2.89m x 2.27m (9.5ft x 7.4ft)

Appointed with a suite in cream to include a panelled bath, pedestal wash hand basin, close coupled WC, glazed and tiled shower enclosure part tiled walls, mirrored wall cabinet, radiator, coving, spotlights, and Pvcu double glazed window.

GARAGE 5.63m x 3.19m (18.5ft x 10.5ft)

There is an integral Garage with up and over entrance door, Pvcu double glazed window, electric light and power, access to the roof space, door to the side Entrance and wall mounted gas fired central heating boiler.

OUTSIDE

The property is approached over a long concrete driveway leading from Joshua Way which extends to the side and round to the front of the property allowing access to the Garage and extensive reception parking. There is a narrow gravel topped garden with shrubs to the rear of the property together with a side and front lawn with mature specimen conifers and shrub screening to the front. To the far side of the drive, there is a further substantial lawn/vegetable garden with specimen trees and clipped, hedged borders. No permitted development has been undertaken since its construction, meaning the property retains its full scope for expansion. The extensive plot offers potential for a workshop, garden room, a larger garage, or even extending the bungalow under permitted development rights or via planning permissions—a rare and valuable opportunity to customize a home to suit your needs.



TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

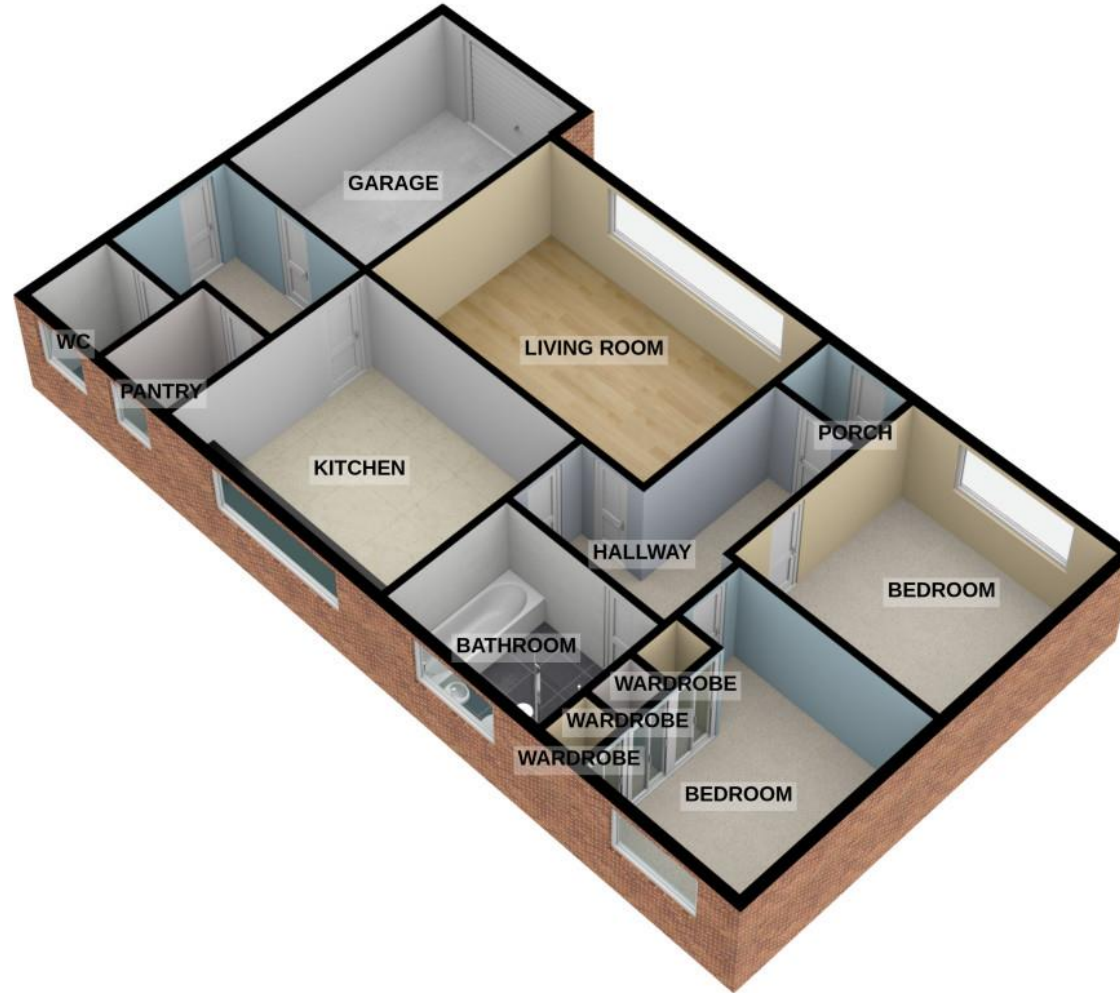
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



KEY FACTS FOR BUYERS

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GROUND FLOOR
1088 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 