



Woods Meadow, Hibaldstow



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£265,000



## Key Features

- CORNER POSITION
- DUAL ASPECT LOUNGE
- HIGH GLOSS KITCHEN
- MODERN BATHROOM
- PRIVATE REAR GARDENS
- 7.35M GARAGE
- EPC RATING D
- FREEHOLD





Occupying a prominent corner position in a sought after residential area this distinctive detached bungalow offers generous and flexible accommodation. Internally a central hallway allows access to the dual aspect lounge, kitchen appointed with a good range of gloss finished units and a fully tiled bathroom with suite in white, The side and rear gardens are fenced to create a good degree of privacy and a 7.35m detached garage with 2 car reception drive completes the home.

### ENTRANCE

A Pvcu door opens to the reception hall with laminated flooring, coving, access to the roof space and a radiator in ornamental grille.

### LOUNGE 4.72m x 4.23m (15'6" x 13'11")

A beautifully lit dual aspect room with Pvcu bow window to the front and an additional window overlooking the enclosed side garden. The room is centred on the light marbled fire surround and hearth with inset electric fire and further includes coving, TV aerial point and radiator.

### KITCHEN 4.84m x 4.22m (15'11" x 13'10")

(maximum measurements.) Appointed with a range of high gloss fronted units with contrasting worktops and including a 1 1/2 vinyl sink unit with cupboards under, plumbing for an automatic washing machine, integrated refrigerator and 4 further base units, larder store, built in double oven, integrated electric hob with chimney style extractor over, an additional 3 units at eye level together with gas fired central heating boiler, radiator, coving, tiled splash areas, 2 Pvcu double glazed windows to the side and a further matching window to the rear.

### BEDROOM 1 3.55m x 3.37m (11'7" x 11'1")

A rear facing double room with fitted triple wardrobe with sliding mirror doors, radiator and coving.

### BEDROOM 2 3.58m x 2.44m (11'8" x 8'0")

A further rear facing room with radiator and coving.

### BEDROOM 3 2.71m x 2.66m (8'11" x 8'8")

A forward facing room with radiator, TV aerial point and coving.

### BATHROOM

A fully tiled room appointed with a suite in white to include a pedestal wash hand basin, close coupled wc, panelled bath, radiator, coving, extractor fan and Pvcu double glazed window.

### OUTSIDE

The property occupies a prominent corner plot and is bounded to the front by a low coped brick wall beyond which there is a broad gravel topped garden with block paved walk way. The side and rear gardens are fenced to ensure a high degree of privacy and are primarily laid to lawn with ornamental planting. A flagged patio and amenity area leads to the detached brick built GARAGE (7.35m x 2.59m internally) with up and over door, electric light and power, side door and Pvcu double glazed window. A 2 car side reception drive completes the home.

### 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 . 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.











