



South View, Broughton

 2  1  1

£290,000



Key Features

- TURNKEY HOME
- SUPERB KITCHEN AND BATHROOM
- 2 DOUBLE BEDROOMS
- CONSERVATORY
- PRIVATE GARDENS
- 3 GARAGES AND STORE
- EPC RATING D
- FREEHOLD





This truly impressive detached bungalow offers generous, immaculately presented accommodation within an established residential area. The home itself is beautifully lit through out with both the lounge and main bedroom being bay fronted and the dual aspect dining kitchen is stylishly appointed with a modern range of units and the surprisingly large enclosed rear gardens can be enjoyed from the double glazed conservatory. The secure, extensive parking, together with 3 garages and a tractor store are suited to a variety - ideal for either the keen hobbyist or home mechanic.

Turn key home.

ENTRANCE HALL

A recessed entrance with half glazed door opens to the central hallway with 2 period style radiators, grey laminated flooring, coving and deep store cupboard.

LOUNGE 3.64m x 3.49m (11'11" x 11'6")

(Excluding bay) A beautifully lit dual aspect contemporary room with wide Pvcu splay bay window overlooking the front garden, grey radiator, coving, wall mounted glass fronted log effect electric fire and additional Pvcu window to the side.

DINING KITCHEN 4.34m x 3.7m (14'2" x 12'1")

The undoubted dual aspect social heart of the home appointed with an extensive range of cream fronted units with contrasting worktops to include twin stainless steel sink unit with 5 units and plumbing for an automatic washing machine/dishwasher under, built in larder style fridge and freezer, inset halogen hob with extractor over, inset microwave and electric oven, 2 double larder stores with central drawer unit, spot lighting, modern radiator, laminated flooring and Pvcu double glazed windows to the rear and side aspects.

CONSERVATORY 5.11m x 2.44m (16'10" x 8'0")

(Inc cloak room) Linking the home to garden and constructed in Pvcu double glazed panels over brick plinths with sloping translucent roof, French doors to the side, ceramic tiled floor

and plumbing for an automatic washing machine/dishwasher. Door to reception hall.

CLOAK ROOM

Including a close coupled wc, wall mounted wash hand basin and Pvcu double glazed window.

BEDROOM 1 3.63m x 3.48m (11'11" x 11'5")

A generous forward facing room with Pvcu double glazed walk-in splay bay to the front and additional window to the side aspect, period style radiator and coving.

BEDROOM 2 3.33m x 2.57m (10'11" x 8'5")

A further double bedroom with pvcu double glazed window to the side, coving and radiator.

BATHROOM 3.31m x 2.1m (10'11" x 6'11")

(Maximum measurements) A stylishly presented room appointed with a modern suite in white to include a shower bath with curving screen and mains fed shower with both rainwater head and hand held attachment, close coupled wc, rectangular vanity basin with drawers under, grey marbled waterproof panelling to full height, inset spot lighting, extractor fan, vertical radiator and Pvcu double glazed window.

OUTSIDE

The property is fronted by a low coped wall beyond which there is a neat lawn with shale topped border. Twin wrought iron gates lead to a 3 car block paved, side drive with high timber gates opening to the rear. Immediately to the rear of the home there is a broad block paved reception area which allows for further extensive parking as well as allowing access to the outbuildings which include: GARAGE 1 (5.13m x 2.87m) with light and power and connecting to GARAGE 2 (7.59m x 4.98m) being insulated with side doors, light and power. There is also a further single corrugated iron garage and open fronted tractor store. The remainder of the grounds are laid to lawn with mature apple tree and flower bed. A further gravel topped area allows parking for a caravan if required.

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 PLAN

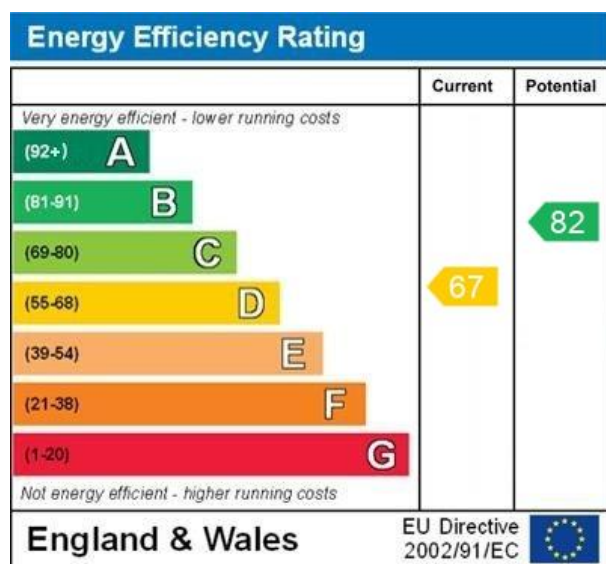
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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.







WWW.EPC4U.COM

