



**68 Birchfield Drive
Marland
OL11 4NY**

A beautifully presented 4 double bed extended detached dormer bungalow enjoying a South facing garden with an excellent outlook. This substantial property has the benefit of 2 reception areas and a conservatory to the rear, 1 ground floor double bedroom and Utility room/w.c plus 3 first floor bedrooms, one with en-suite and family bathroom. Conveniently located within a short distance of the motorway and within easy walking distance of primary and secondary schools and Springfield Park with golf course, tennis courts etc.

Hallway: with staircase leading to the first floor.

Bedroom One: Double, situated to the front with fitted cupboards.

Utility Room/w.c: single drainer sink unit, fitted base units, low level w.c, plumbing for automatic washer, part tiled walls, laminate floor covering.

Lounge: living flame gas fire with feature surround.



£295,000

House - detached

Dining Area: situated to the rear with views over the garden.

Breakfast Kitchen: a comprehensive range of fitted wall and base units, single drainer sink unit, 4 ring gas hob with extractor fan over, built in eye level oven and grill, integrated fridge/freezer, part tiled walls, personnel door to garage which houses the central heating boiler.

Conservatory: upvc double glazed windows.

First Floor Landing:

Bedroom Two: Double, situated to the front.

En-suite Shower Room: w.c, wash hand basin, shower cubicle, part tiled walls.

Bedroom Three: Double, situated to the front, built in storage.

Bedroom Four: Double, situated to the rear, built in cupboards.

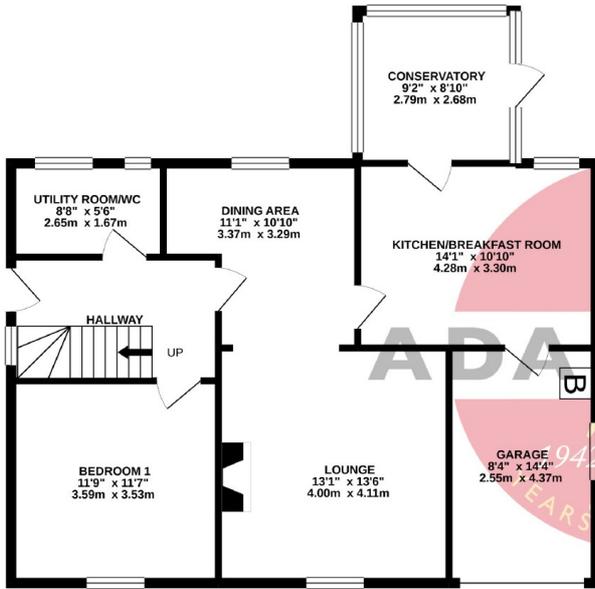
Family Bathroom: 3 piece suite with separate shower cubicle, part tiled walls.

Outside: The property has a low maintenance garden to the front with a large block paved driveway providing ample off road car parking and leading to an attached single garage. To the rear there is a paved patio area with a slip level lawned and bordered garden and timber shed.

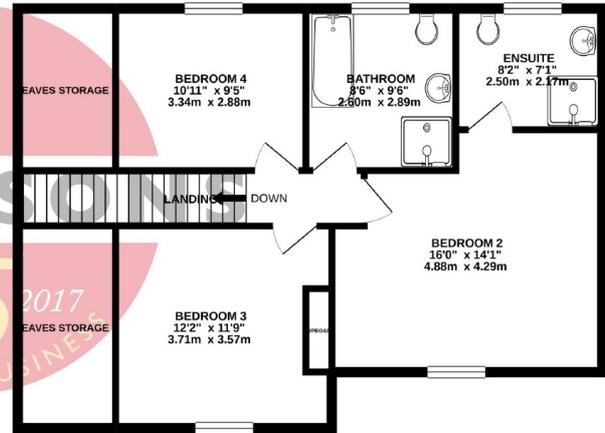
Services: All mains services connected. Gas fired central heating served via a modern combination boiler. Double glazed windows. Built: 1960's. Tenure: Freehold. Council Tax: Band 'E' EPC Rating TBC



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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