

ST CUTHBERTS AV

COLBURN

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# Welcome home...

Set in Colburn, this detached bungalow is located conveniently close to shops, bus stops, and schools, making it easy to reach everyday necessities.

This detached bungalow sits on a generous plot and offers plenty of outdoor and indoor space for comfortable living. To the front, you'll find ample parking with a gravel driveway and a garage conveniently located to the side of the property, with additional parking in front of it.

Stepping inside, the hallway connects you to all the rooms. On the left, the living room is a spacious area, perfect for hosting or relaxing. It easily accommodates two sofas, a coffee table, and has a warm, inviting atmosphere for cosy evenings.

The kitchen, positioned to the right, boasts a practical galley layout with an integrated oven, gas hob, and fridge/freezer, along with space for a washing machine. With plenty of cupboards, there's ample room for all your kitchen essentials. The boiler is neatly tucked away, keeping the area organised. A door leads directly from the kitchen to the garden, opening onto a patio where you can enjoy your morning coffee in the sunshine.





## Time for bed...

Both bedrooms are located at the front of the bungalow, offering privacy and flexibility. Each room is large enough for a double bed, side tables, and freestanding wardrobes, making them versatile for different needs.

The bathroom is thoughtfully designed, featuring a full-size bathtub with an overhead shower, combining practicality with relaxation.







## Outside

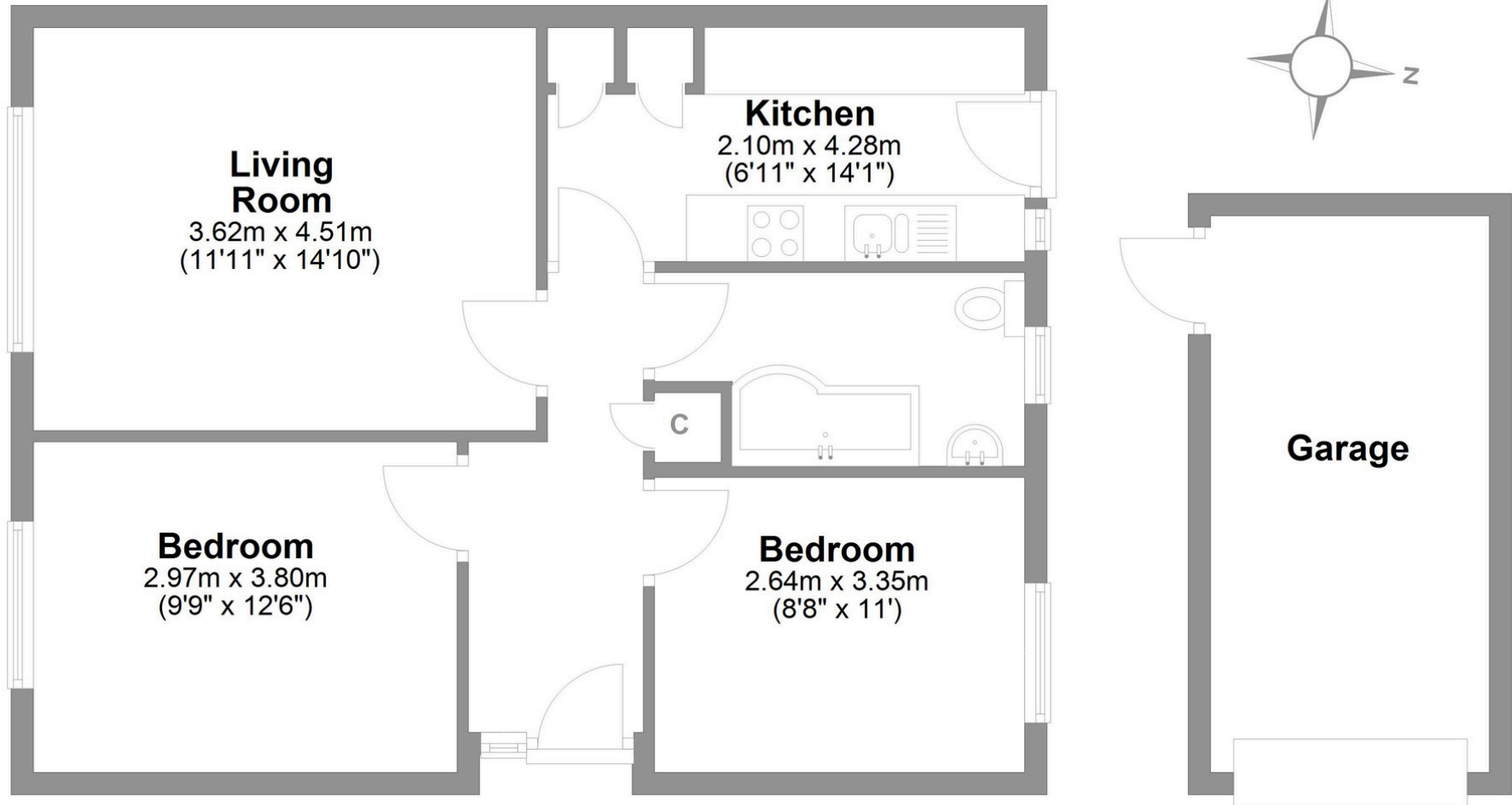
The rear garden is a standout feature, with its expansive lawn and patio area. Fully enclosed, it's a secure spot for children or pets to play, while also providing a serene space for outdoor gatherings. The garden includes a large shed for tools and direct access into the garage.





# St Cuthberts Avenue Colburn

Total area: approx. 71.4 sq. metres (768.4 sq. feet)



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