



## 5 Bellifants, BA2 0DB

**£375,000**

Nestled in the charming village of Farmborough, this immaculately presented semi-detached chalet bungalow is a true gem waiting to be discovered. Built in the 1960s, this property boasts a spacious 1,141 sq ft layout, offering ample space for comfortable living. As you step inside, you are greeted by a warm and inviting atmosphere in the reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those in need of a home office. The property features a modern bathroom and a newly fitted kitchen with integrated appliances ensuring modern convenience within a traditional setting. The sizable southerly facing rear garden is a delightful retreat, ideal for enjoying sunny afternoons or hosting summer barbecues.

Convenience is key with a single garage and off-street parking, providing hassle-free parking options. The uPVC double glazing and gas-fired central heating offer comfort and efficiency throughout the seasons. This property comes with the added benefit of no onwards chain.

Farmborough itself is a vibrant village community, offering essential amenities such as a public house, shop, parish church, and an outstanding Church of England Primary School, rated highly by Ofsted. For daily

Entrance via front door into

### Hallway



Wood effect flooring, single radiator, stairs rising to first floor landing, doors to

### Kitchen/Breakfast Room

12'2" x x 9'2" (3.71 x x 2.8)



uPVC double glazed door opening to rear garden, uPVC double glazed window to side aspect, a recently fitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, integrated appliances including fridge freezer, dishwasher, oven and electric hob with fitted extractor over, wall unit housing boiler, single radiator, breakfast bar area.

### Sitting Room

17'3" x 11'5" (5.27 x 3.49)



uPVC double glazed window to rear aspect, single radiator, further double radiator, fitted shelving.

### First Floor Landing

Large eaves storage cupboard, stable style door opening to

### Master Bedroom

20'9" x 17'5" (6.34 x 5.31)



uPVC double glazed window to side aspect enjoying countryside views, floor to ceiling uPVC double glazed window to rear aspect enjoying views across the garden, single radiator, further double radiator, fitted wardrobes.

### Bedroom Two

11'5" x 10'11" (3.5 x 3.34)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with hanging rail.

### Bedroom Three

9'2" x 7'3" (2.81 x 2.23)



uPVC double glazed window to front aspect, single radiator.

### Bathroom

6'9" x 5'6" (2.06 x 1.7)



UPVC double glazes obscured window to side aspect, fitted white bathroom suite with L shape bath and electric shower, close coupled WC, wash hand basin with mixer tap, wooden effect flooring, towel rail.

### Outside



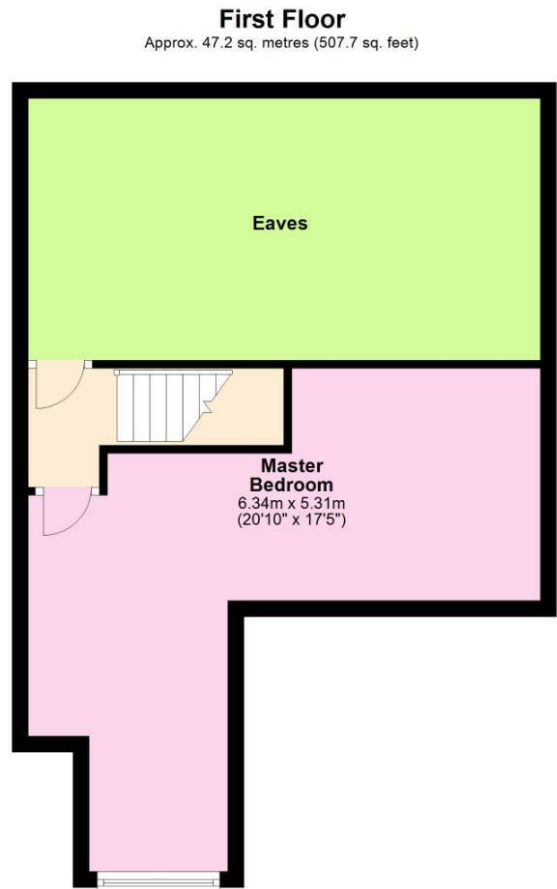
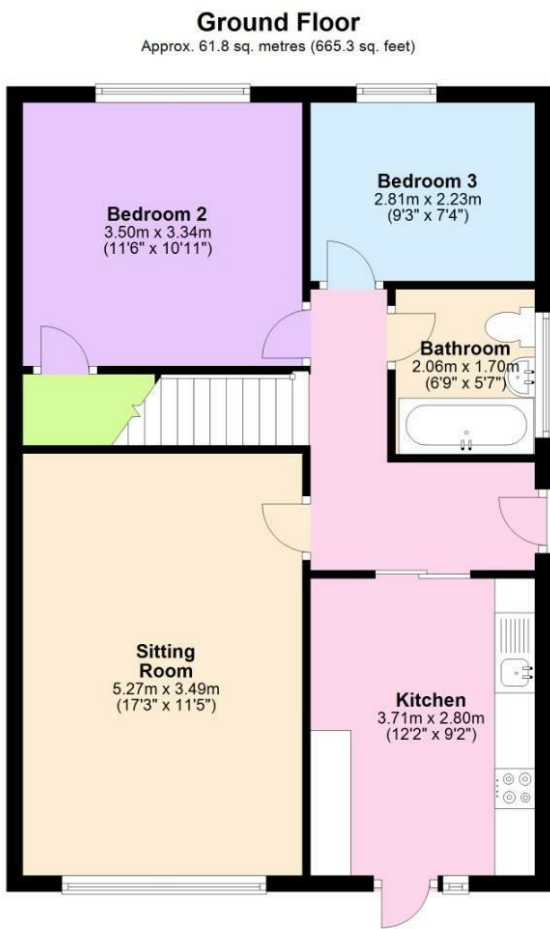
The front of the property has a driveway providing off street parking for 2 vehicles, the remainder is laid mainly to lawn. There is a shared driveway to the side of the property leading to the single garage and additional off street parking. The rear garden has a

gravel area immediately adjacent to the property ideal for garden furniture, a step up leads to the remainder of the garden which is laid mainly to lawn with a vegetable patch and greenhouse and shed/summerhouse which are included in the sale. The rear garden is completely south facing and of a generous size and is fully enclosed by wooden fencing with 2 pedestrian gates to the side.

### Directions

Sat Nav BA2 oDB

## Floor Plan

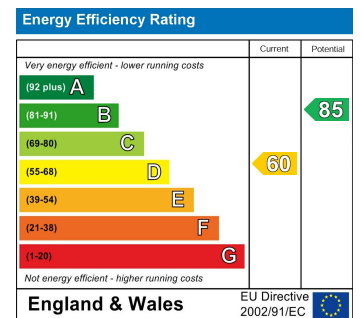


Total area: approx. 109.0 sq. metres (1173.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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