

## **12 Boulton Drive, Cantley**



**Offers In Region Of £340,000**

A spacious and well presented three bedroom detached bungalow situated within this attractive and highly desirable cul-de-sac location in Old Cantley.

This impressive property provides generous family living accommodation throughout along with landscaped gardens, double garage and ample off road parking.

Briefly comprising of;

Reception hall, Sitting room, Dining area, Kitchen, Summer room, Main bedroom with separate W.C, Two further bedrooms, Four piece family bathroom.

This wonderful property provides over 1000 SQ FT of internal living space and is offered with no forward chain, boasting a spacious front facing sitting room, A shaker style kitchen with built in appliances and granite work surfaces, An attractive summer room with access to the rear garden, Main bedroom with fitted wardrobes and separate W.C with wash basin and a generous sized four piece family bathroom.

The bungalow benefits from a very pleasant position within the cul-de-sac, having a well kept front lawn with driveway to the side providing ample off road parking and access to a detached double garage with power and lighting.

The rear garden is extremely well kept and enjoys split level grass lawns framed with a wide variety of established trees, shrubs and flowers, there are various paved seating areas ideal for entertaining along with a wooden framed summer house and side access to the garage.



DATED - 28/04/2025

#### DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

#### OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers

identification.











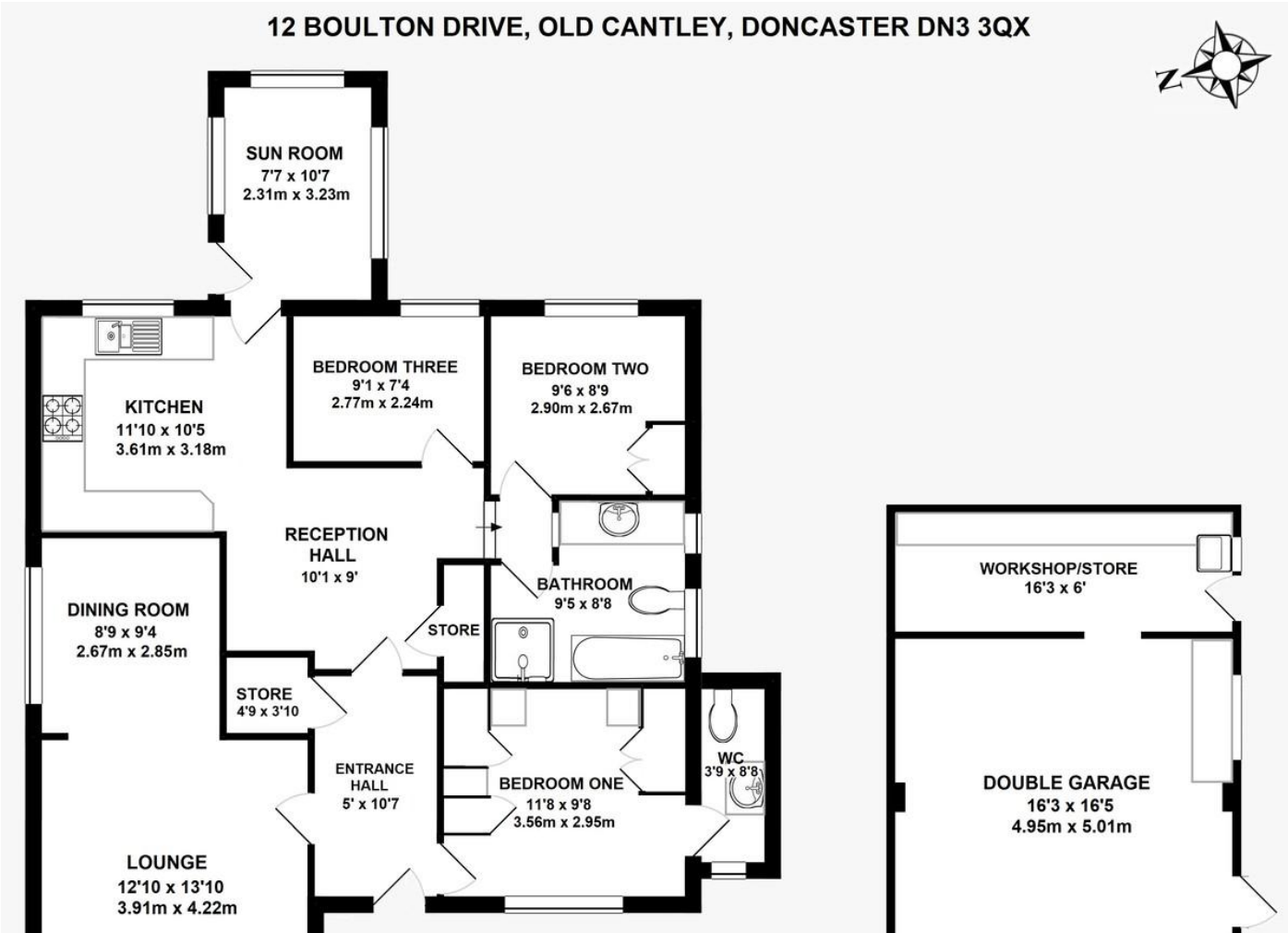


**LOCATION MAP**

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.