





Situated very close to the village centre this detached bungalow commands an excellent location. Being detached and having 2 bedrooms the property enjoys a private garden with a garage and parking. The generous size sitting room benefits from plenty of natural light and leads into the kitchen with views of the garden. Although in need of updating the property is bound to be a popular choice and is for sale chain free. Call us today to book your viewing and appreciate this rarely available opportunity.

Entrance Hall

15' 4" x 3' 10" (4.67m x 1.17m)

Welcoming entrance hallway with airing cupboard.

Sitting Room

15' 1" x 13' 7" (4.59m x 4.14m)

Lovely light room with double doors leading to the conservatory. Window to rear. Radiator. Archway to kitchen.

Kitchen

11' 3" x 8' 10" (3.43m x 2.69m)

Fitted with wall and base cupboard and drawer units with ample work surfaces. Inset sink and drainer. Built in oven and gas hob. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Door to the garden and wall mounted boiler.

Conservatory

8' 2" x 6' 8" (2.49m x 2.03m)

Doors leading to the garden.

Bedroom 1

12' 4" x 10' 9" (3.76m x 3.27m)

Double room with fitted wardrobes. Window to front and radiator.

Bedroom 2

8' 10" x 6' 10" (2.69m x 2.08m)

Window to front and radiator.

Bathroom

Wet room with shower and W.C. pedestal washbasin and bidet. Heated towel rail.

Window to side. Access to loft space.

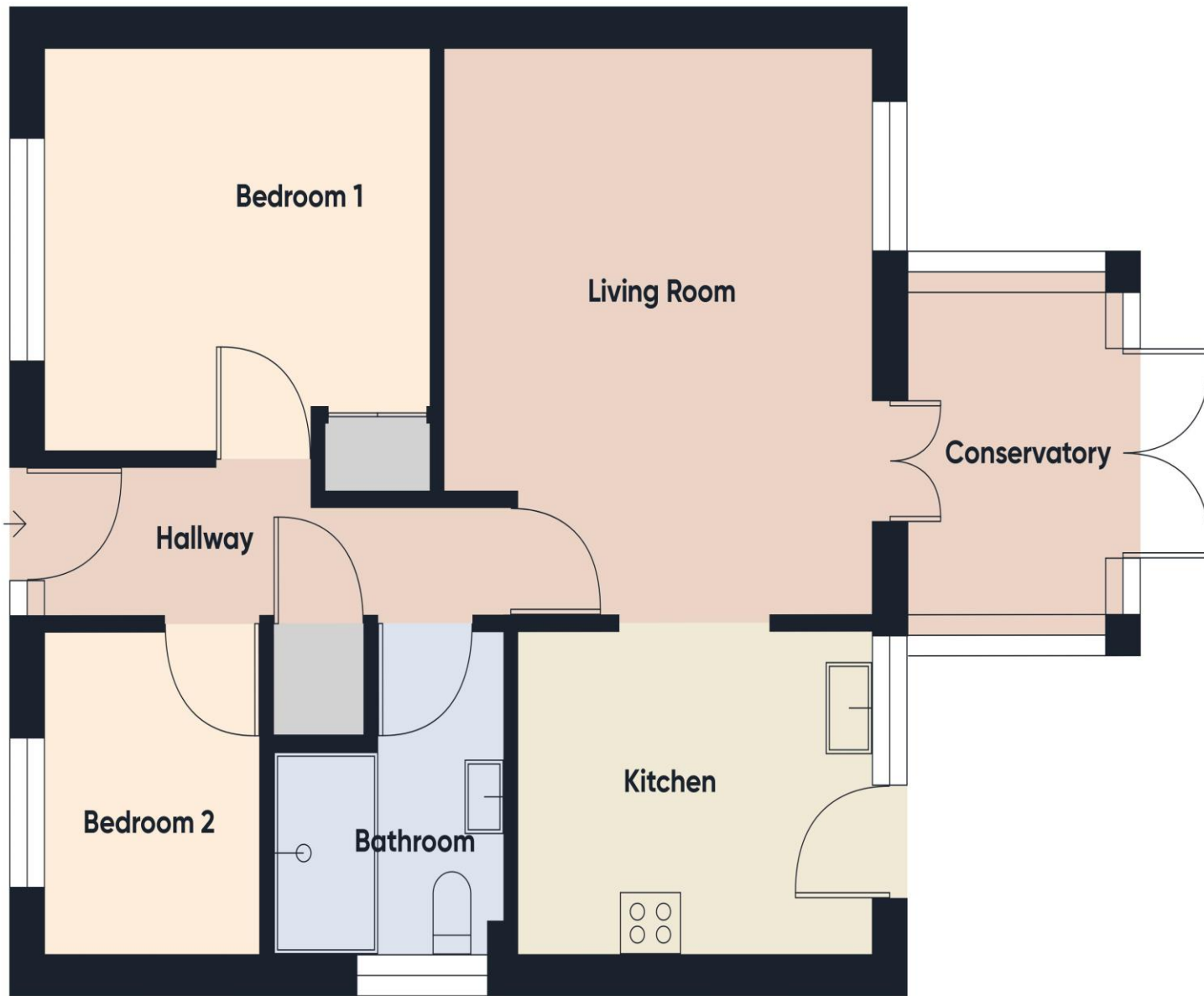
Garden


Delightful and enclosed private garden being west facing and mainly laid to lawn. Mature shrubs and flower borders. Garden shed and access to the front.

Garage

18' 4" x 8' 6" (5.58m x 2.59m)

Electric door. Light and power connected. Deep front driveway with parking for several cars. Side access to garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.