





Situated in the desirable and picturesque village of Beyton, conveniently located for the A14 is this impressive detached chain free bungalow. The property offers spacious and private accommodation in a non-estate setting. Set back from the road, the property has a good sized gravel driveway providing ample parking and a double garage. This well-appointed home features four bedrooms, with an ensuite to the master bedroom, and a modern family bathroom. The generous sitting room leads to a stylish kitchen/dining room and a utility room, both with doors opening to the rear patio area. Outside, the property offers plenty of private space with established mature shrubs and feature borders. An internal viewing is highly recommended to fully appreciate this unique property.

### **Entrance Hall**

13' 2" x 7' 2" (4.01m x 2.18m)

A bright, large entrance hall with a window to the front. Features a decorative cover over the radiator.

### **Cloakroom**

7' 7" x 2' 11" (2.31m x 0.89m)

WC, sink, window to front and radiator.

### **Sitting Room**

22' 10" x 13' 4" (6.95m x 4.06m)

Generous size room with large window to front offering lots of natural light. Large built in shelves and cupboards offering plenty of storage. Feature gas fire place. Radiator.

### **Kitchen/Dining Room**

22' 10" x 9' 11" (6.95m x 3.02m)

Stylish kitchen/dining room with range of base, wall and drawer units with worktops over, inset sink and drainer and integrated dishwasher. Free standing large oven and gas hob with extractor fan above. Window to the rear and french doors from the dining area onto patio. Two radiators.

### **Utility Room**

7' 2" x 6' 9" (2.18m x 2.06m)

Wall and base units with worktops over. Inset sink with drainer. Space for tall fridge/freezer and washing machine. Window and door to rear.

### **Inner Hallway**

14' 7" x 2' 10" (4.44m x 0.86m)

Radiator.

### **Bedroom 1**

11' 9" x 10' 10" (3.58m x 3.30m)

Double bedroom with fitted wardrobes. Window to front. Radiator.

### **En-suite**

7' 5" x 6' 7" (2.26m x 2.01m)

Vanity unit with basin and WC. Bath with handheld shower attachment over. Window to front. Heated towel rail.

### **Bedroom 2**

15' 4" x 8' 10" (4.67m x 2.69m)

Double bedroom with fitted wardrobe. Window to front. Radiator.

### **Bedroom 3**

10' 4" x 9' 11" (3.15m x 3.02m)

Double bedroom with fitted wardrobe. Window to rear. Radiator.

### **Bedroom 4**

8' 10" x 7' 11" (2.69m x 2.41m)

Storage cupboard. Window to side. Radiator.

### **Bathroom**

7' 6" x 6' 7" (2.28m x 2.01m)

Modern suite comprising of shower cubicle, vanity unit with inset sink and cupboards. WC. Window to front. Heated towel rail.

### **Outside**

#### **Front Garden**

The property boasts a generous front garden with lawn and established tree and shrub borders. A good sized shingle driveway offering ample parking leads to the double garage. A convenient storage shed. There is gated access to the rear.

#### **Rear Garden**

This well thought out, private rear garden offers a low maintenance patio area idea for entertaining with established flower and shrub borders and pergola.

#### **Double Garage**

Up and over door with power and light.



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