







Completely Refurbished! This detached bungalow is situated in a popular village having many amenities including a train station and easy access to the A14. The property offers generous accommodation with 3 bedrooms, modern bathroom, brand new fitted kitchen and spacious sitting room overlooking the delightful garden. To the side of the bungalow there is plenty of parking and access to the garage. Presented in good order, this is bound to be a popular choice so make time to view and see how this desirable property could work for you.



### **Entrance Hall**

11' 3" x 3' 6" (3.43m x 1.06m)

Welcoming entrance hall with radiator.

### **Sitting Room/Dining Room**

21' 7" max x 11' 11" (6.59m x 3.63m)

Well proportioned room with views of the garden from the patio door. Electric fireplace. Two radiators.

### **Kitchen**

10' 7" x 8' 2" (3.23m x 2.49m)

Recently installed shaker style kitchen with ample wall and base cupboard and drawer units with inset sink and drainer. Integrated Bosch fridge/freezer and plumbing for washing machine. Neff hide and slide under Zanussi hob. Window to side. Recently installed boiler.

### **Inner Hallway**

14' 1" x 2' 8" (4.3m x 0.82m)

Access to loft space with loft ladder. Light in loft.

### **Bedroom 1**

13' 9" x 10' 0" (4.2m x 3.06m)

Fitted wardrobe, radiator and bay window to front.

### **Bedroom 2**

11' 5" x 10' 11" (3.47m x 3.33m)

Two double fitted wardrobes, radiator and bay window to front.

### **Bedroom 3**

10' 1" x 8' 0" (3.07m x 2.44m)

Radiator and window to side.

### **Bathroom**

8' 5" x 6' 9" (2.57m x 2.07m)

Modern suite with 'P' shaped bath with shower over, WC, pedestal wash basin and part tiled walls. Radiator and window to side.

### **Garden**

Delightful garden being well screened with established trees and shrubs. Laid mainly to lawn enclosed by fencing and paved patio area with brick retaining wall. Side access to front. Garden shed with power connected and outside tap.

### **Garage**

16' 11" x 9' 0" (5.16m x 2.75m)

Up and over door, power and light connected. Rear personal door. Driveway offering plenty of parking. Security light.

### **Agent's Note**

Many improvements have been made following the recent refurbishment which further includes new windows. New carpet and underlay and completely decorated.



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