





This charming detached three-bedroom bungalow offers spacious and versatile living, perfect for a family or those seeking single-level accommodation. The property features a welcoming kitchen breakfast room and a bright sitting room. The master bedroom boasts an en-suite, while the third bedroom or dining room opens to a delightful conservatory, ideal for enjoying views of the garden year-round. The extensive wrap-around garden is beautifully landscaped with a mix of lawn, a tranquil ornamental pond, a Japanese-inspired section, and raised vegetable beds for gardening enthusiasts. Additionally, the property benefits from a double garage and a generous driveway, providing ample off-road parking.

### **Entrance Hall**

4' 4" x 3' 9" (1.31m x 1.15m)

Door leading into sitting room. Radiator.

### **Sitting Room**

16' 8" x 11' 9" (5.09m x 3.58m)

Bright sitting room with window to the front.

Decommissioned Gas fire with surround.

Radiator.

### **Kitchen/Breakfast Room**

14' 8" x 9' 10" (4.48m x 3.002m)

Fitted Kitchen with range of base, drawer and wall units. Worktop over with inset sink and drainer, water softener. Space for washing machine and fridge freezer. Fitted oven and hob with extractor fan over. Window to front and door into porch. Radiator.

### **Conservatory**

10' 10" x 8' 2" (3.29m x 2.48m)

Double french doors into rear garden.

### **Porch**

5' 10" x 4' 4" (1.77m x 1.32m)

Doors to front and side garden.

### **Inner Hall**

8' 7" x 3' 3" (2.61m x 1.0m)

Loft access. Airing cupboard. Radiator.

### **Bedroom 1**

12' 5" x 11' 8" (3.79m x 3.55m)

Double bedroom with fitted wardrobes.

Window to rear. Radiator.

### **En Suite**

8' 7" x 3' 3" (2.61m x 1.0m)

Wash hand basin, WC and shower. Window to side. Radiator.

### **Bedroom 3**

7' 9" x 6' 8" (2.36m x 2.04m)

Single room with window to side. Radiator.

### **Bedroom 2 / Dining Room**

12' 5" x 9' 10" (3.79m x 3.00m)

Sliding patio door into the conservatory.

Radiator.

### **Bathroom**

8' 8" x 6' 6" (2.63m x 1.99m)

Bath with shower over, wash hand basin and WC. Window to side. Radiator.

### **Outside**

#### **Garden**

This beautiful wrap around garden offers a little bit of everything. There is a well maintained lawn with establish flower and shrub borders. An ornamental pond and an interesting Japanese style garden. Raised beds to the side of the property are currently being used as successful vegetable gardens. There is gated access to the front of the property with a pedestrian door into garage.

#### **Garage**

17' 1" x 16' 5" (5.21m x 5.01m)

Double garage with electric doors. Power and light. Pedestrian door into garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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