







This beautifully proportioned detached bungalow sits in a large south facing garden extending to a nearly a quarter of an acre, in a quiet cul-de-sac. The current owner has made numerous improvements including a stunning kitchen and an impressive sitting room, making this home both stylish and comfortable. With three generously sized bedrooms and two bathrooms, the bungalow also offers ample storage throughout. The property is set back from the road, featuring a private driveway and garage, along with mature and secluded gardens. Ideally located in a charming village with convenient access to daily amenities and the A14. Early viewing is highly recommended by the agent.

### Entrance Porch

7' 2" x 4' 6" (2.18m x 1.37m)  
With internal entrance door.

### Hallway

11' 11" x 5' 7" (3.62m x 1.7m)  
With storage cupboard and opening into the spacious kitchen/dining room.

### Sitting Room

19' 10" x 15' 3" (6.05m x 4.66m)  
A well proportioned room enjoying lovely views over the garden and French doors lead to the outside seating area.

### Kitchen/Dining Room

28' 6" x 14' 8" (8.68m x 4.46m)  
Impressive and well designed shaker style kitchen with ample wall and base cupboard and drawer units and marble preparation surfaces. Inset sink and drainer unit. Built in appliances include double oven, induction hob and dishwasher. Integrated fridge and freezer. Opening to the large eating area with space for a dining table.

### Utility Area

9' 5" x 9' 2" (2.87m x 2.79m)  
Wall and base cupboard and drawer units with worktop surfaces. Inset sink and drainer and plumbing for a washing machine.

### Inner Hallway

3' 10" x 3' 6" (1.18m x 1.06m)  
Built in wardrobes and storage cupboards.

### Bedroom 1

15' 6" x 9' 5" (4.72m x 2.86m)  
Well proportioned room with window to rear aspect. Door opening to sitting room.

### Study

11' 3" x 5' 1" (3.43m x 1.55m)  
Currently used as a study or potential dressing room.

### Shower Room

8' 4" x 5' 3" (2.53m x 1.60m)  
Modern suite with WC, vanity sink and storage units. Walk in shower cubicle with waterfall shower head over. Window to side aspect and heated towel rail.

### Inner Hall

### Bedroom 2

9' 9" x 9' 0" (2.97m x 2.75m)  
Double room with window to side aspect. Radiator.

### Shower Room

5' 5" x 5' 4" (1.65m x 1.62m)  
WC, pedestal wash basin and shower cubicle. Window to side aspect. Radiator.

### Bedroom 3

11' 4" x 8' 11" (3.46m x 2.72m)  
Window to side and radiator.

### Outside

### Front Aspect

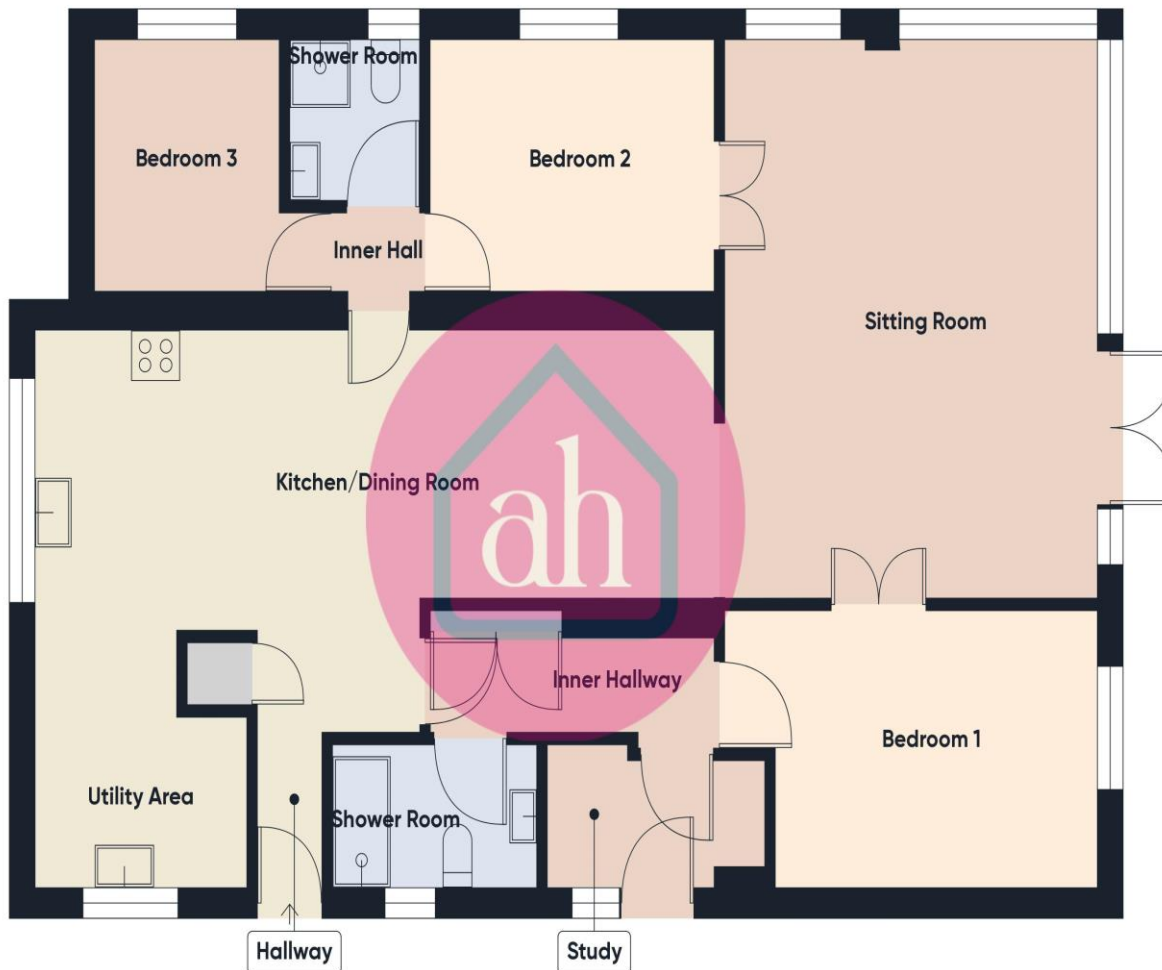
Deep driveway with ample parking and turning area leading to the garage.

### Rear Garden

A real feature of the bungalow is the large south facing garden being laid mainly to lawn with well stocked borders and specimen trees. There is a wooden pergola and garden sheds along with a greenhouse. A paved terrace seating area adjoins the property with brick retaining wall and steps leading to the lawns.

### Garage

16' 0" x 9' 3" (4.87m x 2.82m)  
Up and over door. Light and power connected.



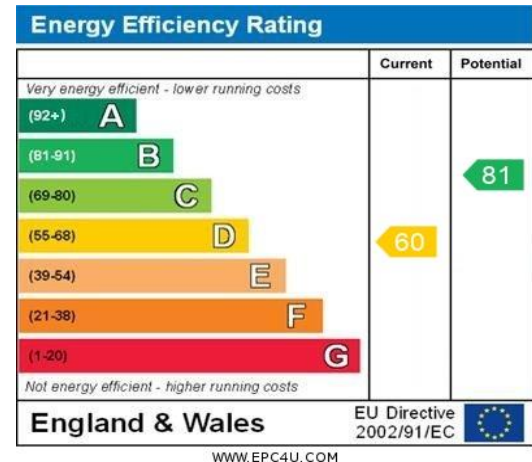
Approximate total area<sup>(1)</sup>  
1227.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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