

Situated close to the heart of the village with a wide range of amenities nearby, this desirable detached bungalow enjoys a quiet and private setting. The property offers generous living space, including three well-proportioned bedrooms and a thoughtfully designed kitchen. A spacious sitting room flows seamlessly into the conservatory, which overlooks a delightful low-maintenance garden. Additional features include a driveway and car port—an increasingly rare find in such a sought-after location.

### Entrance Hall

13' 8" x 12' 5" (4.16m x 3.79m)

Bright welcoming entrance with loft access and radiator.

### Cloakroom

3' 10" x 2' 5" (1.16m x 0.73m)

WC, vanity wash basin unit. Window to front and radiator.

### Kitchen/Dining Room

15' 5" x 11' 0" (4.70m x 3.35m)

Modern kitchen with wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Space for a full fridge freezer, integrated washing machine and electric hob, oven with extractor hood over. Dual aspect windows to side and rear. Opening to a dining area with French doors leading to the rear garden. Radiator

### Sitting Room

19' 1" x 12' 4" (5.82m x 3.75m)

Generous size room. Electric fireplace and modern surround. Window to side and two radiators.

### Conservatory

12' 11" x 8' 0" (3.93m x 2.45m)

Bright room with French doors leading to the patio seating area.

### Bedroom 1

15' 5" x 10' 0" (4.71m x 3.06m)

Well proportioned double room with window to front. Radiator

### Bedroom 2

12' 4" x 9' 2" (3.76m x 2.79m)

Window to front and radiator.

### Bedroom 3

8' 9" x 7' 4" (2.67m x 2.24m)

Window to rear. Radiator

### Shower Room

8' 7" x 7' 2" (2.62m x 2.18m)

Modern suite with WC and pedestal wash basin. Separate shower cubicle with shower head over surrounded by feature tiles. Heated towel rail and window to side.

### Outside

#### Front Garden

Shingle driveway offering ample parking area. Bordered by low maintenance flower and shrub beds. Large car port and gate access to the rear.

#### Rear Garden

Enclosed low maintenance garden with paved patio and shingle borders with mature shrubs. Small vegetable and herb patch to side and gated access to driveway.



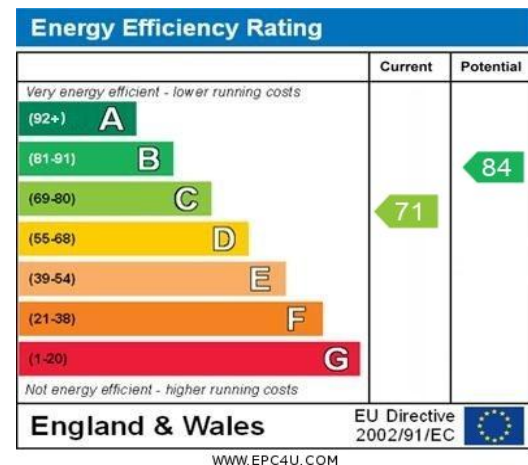
Approximate total area<sup>®</sup>  
1047.54 ft<sup>2</sup>

(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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