

Tucked away in the desirable Hill Head area is this delightful three bedroom detached bungalow which is offered for sale with no forward chain. The property benefits from ample off road parking and a garage.

**The Accommodation Comprises**

Door with glazed side panel to:

**Entrance Hall**

Access to loft space, airing cupboard with storage cupboard below.

**Cloakroom**

Obscured window to side elevation, close coupled WC, pedestal wash hand basin.

**Lounge 17' 10" x 12' 0" (5.43m x 3.65m)**

Window to side elevation, double window and sliding door to rear garden. Double opening doors to:

**Dining Room 10' 10" x 9' 7" (3.30m x 2.92m)**

Window to front elevation, storage cupboard with shelving, opening to:

**Kitchen 11' 1" x 10' 10" (3.38m x 3.30m) Maximum**

Window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface one and a half bowl single drain with mixer tap, gas hob with extractor fan, double electric oven, wall mounted boiler and space for under counter fridge and freezer. Breakfast bar and opening to dining room.

**Bedroom One 13' 10" x 10' 2" (4.21m x 3.10m) Plus Wardrobe**

Window to rear elevation, built in wardrobes with matching dressing table.

**Bedroom Two 9' 11" x 9' 9" (3.02m x 2.97m) Maximum**

Window to rear elevation, access to cupboard.

**Bathroom 6' 5" x 5' 8" (1.95m x 1.73m)**

Obscured window to side elevation, close coupled WC, pedestal wash hand basin, paneled bath with mixer tap and mains shower, shaver socket.

**Bedroom Three 8' 10" x 8' 9" (2.69m x 2.66m)**

Window to front elevation, built in desk and cupboards, roll top work surface and steps down to:-

**Utility Room 8' 5" x 8' 0" (2.56m x 2.44m)**

Window to rear elevation, sliding door to study, a range of built in storage cupboards and drawer units, recess with plumbing for washing machine, recess space for tumble dryer and stainless steel sink unit.

**Study 8' 5" x 8' 5" (2.56m x 2.56m)**

Window to side elevation and utility room, double doors to front elevation.

**Outside**

To the front of the property there is a detached garage and carport, driveway providing off road parking for numerous vehicles, shrubs and bushes along with an area laid to lawn. The rear garden is enclosed by panelled fencing and wall, primarily laid with lawn, various shrubs and bushes, greenhouse, timber shed to the side of the property, patio area, outside water tap.

**Garage & Carport**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£535,000

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\*DRAFT DETAILS\*

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