

# Sunnybank, Watery Lane, Westwell

Offers in region of; Offers In Excess Of £750,000





# ***Detached bungalow, set within a 2 acre plot, with detached garage and spacious rooms!***



An extremely spacious detached bungalow set in a delightful semi-rural location and with large double bedrooms, a large rear conservatory, workshop & off road parking for multiple vehicles. The property offers approximately a plot of 2.33 acres (TBV). This property is likely to suit a huge array of buyers, from families, to people looking to work from home, or even run a business from their very own comforts! The property is approached by a lengthy driveway that could host 10+ cars, the driveway also forks off, to a more private parking section of the plot and also leads to the homes detached double garage that could be converted STPP.

There is a rear entrance which opens into the delightful kitchen/breakfast room which is a generous space, being bathed in natural light thanks to the position of the many windows within this room. The kitchen itself is again a spacious room with a great array of base units with plenty of counter space too, there is also the addition of a large kitchen island, ideal for hosting friends and family with space for a dinning table & chairs at the rear of the room.

From the kitchen/breakfast room, you'll find a large opening, which provides access into the bungalows L shaped reception room, which also currently provides space for yet another table and chairs – family functions will never be a problem, from hosting friends & family, there's space for everyone here. A further door separates the lounge and the hallway. The hall is ample in floor space, and provides access to all bedrooms and bathroom. The bathroom has a large free standing bath and is not lacking in space. Both bedrooms 1 & 2 are located toward the front of the property boasting views into the mature wrap around garden from every angle. The master bedroom is large enough for a king size bed and free standing wardrobes. Bedroom 3 offers an en-suite shower room again being generous in floor space.

Bedroom 4 has a fantastic sky light and currently utilised as a handy utility area, with shower cubicle along with space for free standing wardrobes, In addition to the large spacious bedrooms there is a huge sun room that has been added in the vendors time which really brings the outside, in! The sun room itself is a fantastic room to enjoy all aspects of the garden with double doors opening onto the green garden. There are 2 entrances to the home, but the most common being from the rear, when you would most likely park your car, however, there is a handy entrance front porch, which has a inner door, giving you the chance to hang up your coat and kick off those muddy boots after embarking on one of the many long walks that are found along your door-step.

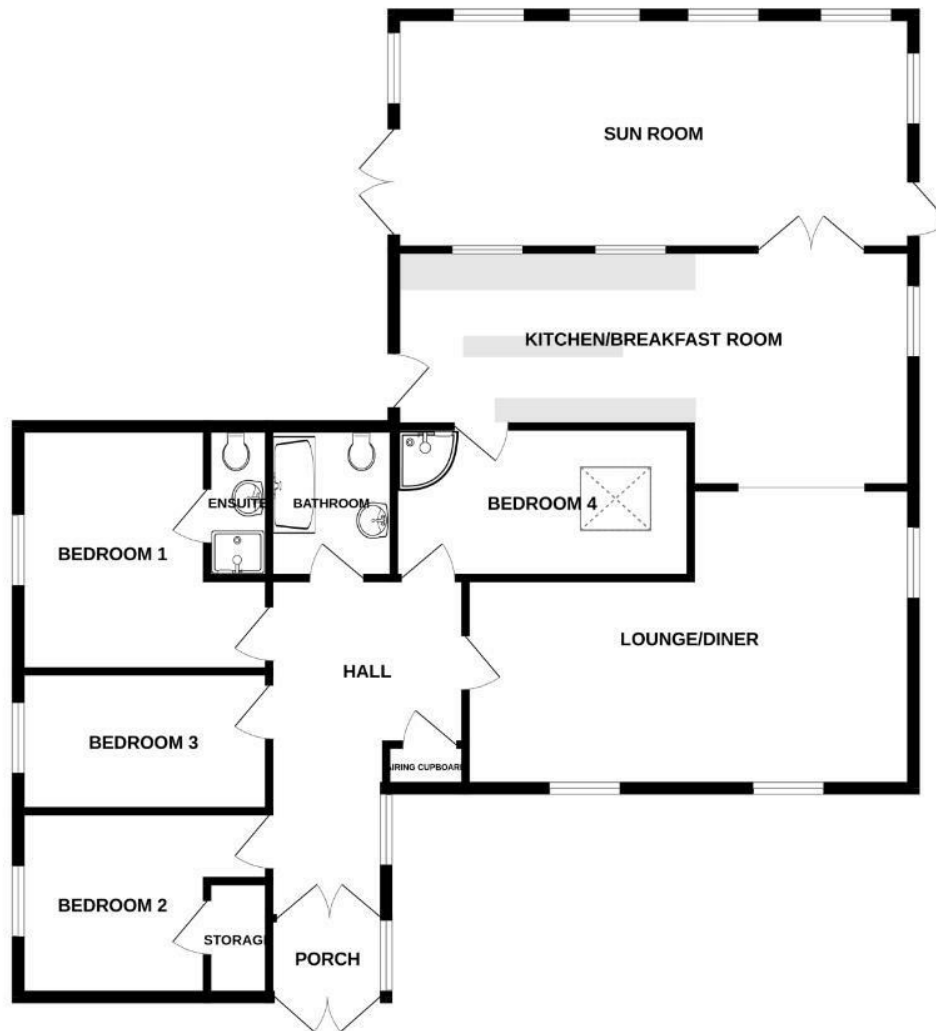
The plot that Sunnybank lies on is well established, and mostly laid to lawn. The gardens are beautiful and extend to about an acre surrounding the property. On the approach you will find a generous double garage which sits to the side of the entrance. There is also a useful workshop with light/electric within the plot. The long lawned gardens run alongside the garage area. There is also the potential to extend and develop, with previous out-line planning for a detached 2 bedroom bungalow within the plot, which offers the chance for multi-generational living.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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