



- Extended Bungalow
- Modern Open Plan Living
- Annexe Potential
- Four/Five Bedrooms
- Two Kitchens
- Shower Room
- Conveniently Located
- Gardens and Driveway Parking
- Viewing Highly Recommended

*Our View "A spacious bungalow with further potential to create a lovely family home"*

An extended, partially refurbished four/five-bedroom bungalow with annexe potential. The property is situated on the level in a convenient location, close to the local amenities. The bungalow has been modernised to provide spacious open plan living. There are large gardens and driveway parking for four vehicles.

Although there has been substantial refurbishment by the present owners, there are some further completion works required to achieve the complete finish.

The main accommodation comprises of an entrance porch, entrance hall, cloakroom, open plan kitchen/dining room/lounge, four/five bedrooms, separate living room/bedroom five, a further fitted kitchen, potential for a utility room and a shower room. The property benefits from double glazing and gas central heating.

On approaching the property, a UPVC front door takes you into the entrance hall with wood effect flooring, radiator and ample space for coats and shoes. A loft hatch provides access to the roof space. There is a modern vertical radiator and a built-in airing cupboard. The cloakroom has a low flush WC, pedestal wash hand basin and a fitted mirror.

To the rear of the property the extension provides a stunning open plan living space and boasts two skylights that flood the room with an abundance of natural light. A loft hatch provides further attic space and there is wood effect flooring throughout.

The fully fitted kitchen has a good range of grey shaker style wall and base level kitchen units, soft close drawers, granite work surfaces with matching upstands, integrated fridge freezer, built in eye level Neff double oven and a built in Neff five ring condensing electric hob with extractor hood above. The island has matching base cupboards, a granite worktop, an inset stainless steel sink unit, built in wine racks and an integrated dishwasher.

The dining area has ample space for a sizable dining suite, a contemporary vertical radiator, and large bi-folding doors that open out to the garden making a real focal point.

The lounge is also an impressive room with a further set of bi-fold doors linking the outside to the inside. There is a modern vertical radiator, a floor to ceiling window looking out over the rear garden and a contemporary cast iron multi fuel wood burning stove.

The potential utility room requires completion but there is power, and light connected and a UPVC door to the side aspect.

The living room, currently used as a bedroom, has a large window to the front aspect, radiator and an inset wood burning stove with slate hearth and over mantle.

The second kitchen has a good range of wood effect wall and base level kitchen units, display cupboards, drawers, drinks cupboard with a roller door, work surfaces with matching upstands, a one and half bowl stainless steel sink unit, space for a tall fridge freezer and space for a range style cooker with extractor hood above. Integrated appliances include a fridge and a dishwasher. There is a UPVC window to the front aspect, extractor fan, radiator, and a built-in cupboard housing the electric meter.

Bedroom one is a good size double room with a radiator, velux window and a built-in wardrobe with hanging rail and shelving.

Bedroom two is a double room with a radiator and velux window.

Bedrooms three and four are again both double rooms with radiators and windows.

The modern shower room has a corner shower cubicle, a wash hand basin with floating cupboard below, a low flush WC, heated towel rail, radiator, part waterproof panelling to the walls, extractor fan and built in cupboard for storage.

Outside: To the front of the property, there is a driveway providing off road parking for several vehicles. To the rear of the property, there is a large level garden principally laid to lawn with a gravelled area. Bordered by timber fencing and a gate provides access to the side of the property. The garden presents a fantastic opportunity for garden enthusiasts, a family, or those who just enjoy entertaining, as it offers a blank canvas to create a magnificent outdoor space.

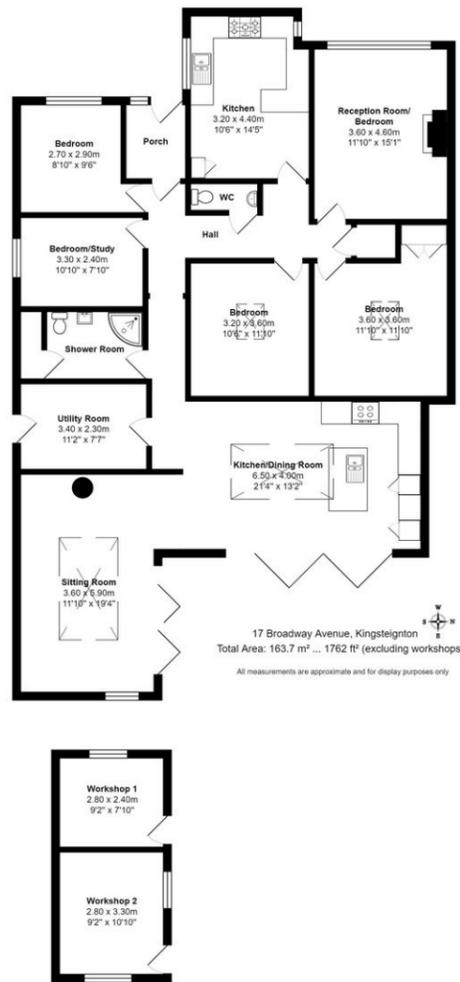
A timber outbuilding currently split into two rooms. One has space and plumbing for a washing machine, an electric heater and a UPVC window and door. The other one is used as a workshop/storage with two UPVC windows and door.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,012.73



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(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		



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Broadway Avenue, Kingsteignton, Newton Abbot

Ref: WNA-93033457

Tenure: Freehold

01626 364900

£420,000

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