

# Crucible Homes



Gipsy Lane  
Old Whittington, S41 9JB

£249,950



## Overview

Detached Bungalow

Immaculate and Well Designed  
Throughout

Conservatory

EPC Rating - D

Council Tax Band - B

Modern Bathroom



## Description

**SUMMARY** Welcome to this TWO bedroom beautifully presented DETACHED bungalow, having been loving designed internally by the current owners with added unique finishes.

This property has been renovated to a very high standard, which is move in ready, spacious and comfortable.

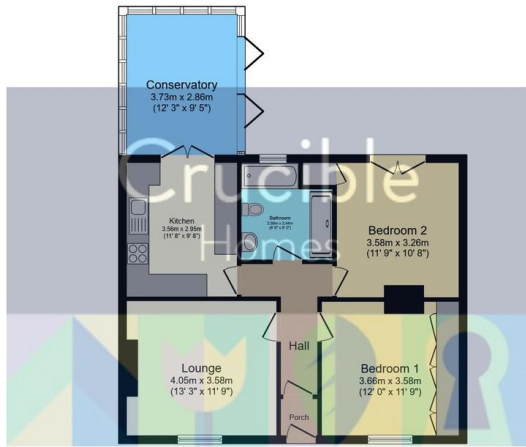
On approach to the property you will see the ample off road parking, which is nicely fenced off for extra privacy and security.

From the front entrance door you walk into a welcoming hallway which gives access to all available and well-designed rooms.

Into the living room which has been decorated in neutral colours, allowing a bright and airy living space. There is a focal point of this room, which is the log burner effect fire which is standing in a tiled recess and nicely finished with a wooden effect mantelpiece and tiled hearth.

Kitchen being the main room in this property as the style of units really complement the design throughout the bungalow. There are ample wall and base units which are in the simplistic design of Shaker, in a colour scheme which is relaxing and neutral. This room benefits from not only having built in appliances and breakfast bar which is ideal for your early morning coffee, but leads through to the well-proportioned conservatory, which overlooks the well maintained garden and entertaining area.





**Floor Plan**  
Floor area 75.7 m<sup>2</sup> (814 sq.ft.)

TOTAL: 75.7 m<sup>2</sup> (814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The current owners have really utilised the space in the family bathroom, not only have they fitted a walk in shower, but a smaller bath has been installed, making a four piece suite. A bathroom that has the wow factor and designed and finished with thought and detail.

Both bedrooms in this bungalow are double, one having fitted robes for that extra storage and neutral in design. Sleeping areas are spacious and the master benefits from having French Doors which lead you out to the large decking area in the enclosed and well-designed garden.

This property is well worthy of a viewing to discover the space, layout and design which the current owners have created.

Old Whittington is a location which is steeped in history, many transport links and local amenities.

AGENCY NOTE Council Tax Band - B

EPC Rating - D

Property Type – Bungalow

Number & Types of Rooms – lounge, bedroom 1, bedroom 2, bathroom, kitchen, conservatory.

Construction Type – Brick and slate construction.

Utilities – gas boiler providing heating and hot water, mains supply of electricity, mains supply of water, mains sewage connection, broadband connection - yes fibre optic to the street overhead cable to the house, mobile connection good.

Parking – Driveway

Building Safety – No safety issues

Rights & Restrictions – No to all

Flood & Erosion Risk – No risk of flooding or erosion

Planning Permission & Development Proposals – None

Accessibility & Adaptations – One step into the house, Level Access to shower, with level access from the rear of the property to the deck area.

Coalfield or Mining Area - None

