



Highfield Close
Sheepy Magna
£340,000



*** GREAT SPOT IN THIS DESIRABLE VILLAGE ***. For sale with MARK WEBSTER estate agents is this very well situated detached bungalow which briefly comprises: Rear lounge/diner, kitchen, conservatory, two double bedrooms, shower room, garage, driveway and garden. Viewing is essential.

ENTRANCE HALL

Accessed via a porch, having a single panelled radiator, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

12' 3" x 9' 9" maximum (3.73m x 2.97m)

Double glazed window to front aspect, single panelled radiator and fitted bedroom furniture.

BEDROOM TWO

12' 4" x 8' 1" maximum (3.76m x 2.46m)

Double glazed window to front aspect, single panelled radiator and fitted bedroom furniture.

REFITTED KITCHEN

8' 1" x 9' 1" maximum (2.46m x 2.77m)

(5' 3" x 7' 4" minimum) Double glazed window to side aspect, tiled floor, a range of base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, integrated eye level double oven, electric hob with integrated extractor over, stainless steel sink and space for a fridge/freezer.



SHOWER ROOM

8' 0" x 5' 5" maximum (2.44m x 1.65m)

Opaque double glazed window to side aspect, panelled walls, heated towel rail, low level WC, vanity unit with wash basin, walk-in shower with electric shower over and a door to the airing cupboard.



LOUNGE/DINER

11' 8" x 18' 3" maximum (3.56m x 5.56m)

(8' 10" x 10' 5" minimum) Double glazed window to rear aspect, double panelled radiator, feature fireplace with electric fire and a door to...



CONSERVATORY

7' 6" x 17' 6" (2.29m x 5.33m)

Single glazed windows, part tiled floor, double doors giving access to the garden and a door to...

GARAGE

16' 4" x 8' 2" (4.98m x 2.49m)

Having an electric roller door, power, light and a door to...

UTILITY ROOM

7' 1" x 6' 6" (2.16m x 1.98m)

Window to side aspect, tiled walls, work surfaces, wash basin and space for a washing machine.

TO THE EXTERIOR

To the front of the property there is a gravelled area for low maintenance as well as a block paved driveway to the side with access to the garage. The rear garden has a paved patio with steps leading up to a good sized lawn. There is space at the top of the garden for a storage shed.

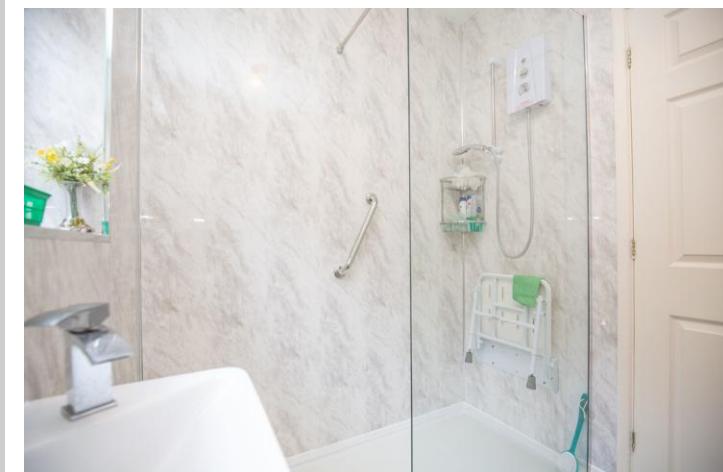
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





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Property Mis-description Act 1991 - The Agent has not tested any appraisals, equipment fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal status of the property or the legality of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements before concluding the sale to make final arrangements.

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Energy Performance Rating:

919 sq.ft. (85.4 sq.m.) approx.



Hourplan