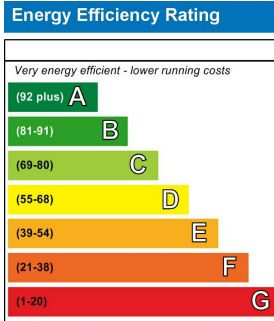




| Energy Efficiency Rating | | |
|---|--|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A |  | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Paris, Ramsgreave, BB1 9BJ

Offers Over £400,000

IMPRESSIVE FOUR BEDROOM DETATCHED DORMER BUNGALOW

Presenting Stonycroft Paris in Ramsgreave, this stunning detached dormer bungalow offers a perfect blend of modern living and classic elegance. Built in 1925, the property boasts a generous 1,851 square feet of living space, making it an ideal family home.

As you enter, you are greeted by a spacious lounge, designed to provide comfort and style. The modern kitchen diner is a highlight, featuring fitted appliances and a separate utility room, ensuring that both cooking and laundry tasks are a pleasure. The tasteful decor throughout the bungalow creates a warm and inviting atmosphere, perfect for family gatherings or entertaining guests.

The property comprises four well-sized bedrooms, with the master bedroom being a true retreat. It features a walk-in wardrobe and an en suite shower room, providing both convenience and privacy. The bedrooms are equally spacious, making them suitable for family members or guests.

Set on a private road, the bungalow is surrounded by beautiful gardens that offer stunning views, creating a serene environment for relaxation. The detached garage and large driveway provide ample parking space for multiple cars, adding to the convenience of this delightful home.

This bungalow is not just a property; it is a lifestyle choice, offering a peaceful retreat while still being close to local amenities. With its blend of modern features and classic charm, this home is sure to impress those seeking a comfortable and stylish living space in a picturesque setting.

Paris, Ramsgreave, BB1 9BJ

Offers Over £400,000



- Exceptional Dormer Bungalow
 - Contemporary Fitted Dining Kitchen
 - Ample Off Road Parking and Detached Garage
 - EPC Rating C
- Four Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band F

Ground Floor

Entrance Vestibule

7'10 x 6'8 (2.39m x 2.03m)

UPVC double glazed frosted front door and windows, tiled flooring and hardwood double glazed frosted leaded stained glass door and windows to hall.

Hall

11'9 x 7'10 (3.58m x 2.39m)

Central heating radiator, coving, smoke detector, solid wood flooring, doors leading to reception room, dining room and open to inner hall.

Reception Room

18'9 x 13'5 (5.72m x 4.09m)

UPVC double glazed bay window, two UPVC double glazed windows, two central heating radiators, coving, , cast iron log burner with tiled hearth, television point and solid wood flooring.

Dining Room

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed box window, two central heating radiators, herringbone Kamdean flooring and open to kitchen.

Kitchen

11'3 x 11'2 (3.43m x 3.40m)

UPVC double glazed window, range of panelled wall and base units with marble effect work surfaces, tiled splashback, integrated high rise double oven, five ring induction hob and integrated extractor hood, composite one and a half bowl sink and drainer with high spout mixer tap, integrated fridge freezer, integrated dishwasher, coving, spotlights, herringbone Kamdean flooring and UPVC double glazed frosted door to rear.

Bedroom Two

17'8 x 11'4 (5.38m x 3.45m)

UPVC double glazed bay window, central heating radiator, cornice coving, dado rail, open fire with tiled surround, hearth and wooden mantel and solid wood flooring.

Inner Hall

13'8 x 7'10 (4.17m x 2.39m)

Central heating radiator, smoke detector, solid wood flooring, doors leading to two bedrooms, bathroom, utility, under stairs storage and stairs to first floor.

Utility

6'7 x 2'7 (2.01m x 0.79m)

UPVC double glazed frosted window, plumbing for washing machine and tiled flooring.

Bedroom Three

13'1 x 11'4 (3.99m x 3.45m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Four

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

11'2 x 8'10 (3.40m x 2.69m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, wood panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, coving, partially tiled elevations, wood effect flooring and storage.

First Floor

Bedroom One

29'0 x 16'2 (8.84m x 4.93m)

UPVC double glazed window, two central heating radiators, loft hatch, smoke detector, fitted storage, doors leading to walk-in wardrobe and en suite.

Walk-in Wardrobe

7'2 x 6'7 (2.18m x 2.01m)

Fitted wardrobes.

En Suite

8'10 x 6'4 (2.69m x 1.93m)

Velux window, central heating radiator, pedestal wash basin with mixer tap, low basin WC, direct feed rainfall shower enclosed, extractor fan, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, decking, stone chippings and access to garage.

Front

Laid to lawn garden, bedding areas, stone chippings and tarmac driveway.

