



## **Maria B Evans Estate Agents Limited**

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“Rookery Bungalow”, Dungeon Lane, Dalton WN8 7RH

Offers over: £400,000



- Charming three-bedroom detached true bungalow
- Set in approximately half an acre of mature gardens
- Well-proportioned, dual-aspect reception rooms
- Spacious dining kitchen and separate utility room
- Modern bathroom plus shower room and cloakroom
- uPVC double glazing and gas central heating
- Cobble-effect driveway parking for several vehicles
- Idyllic rural setting of tranquil, secluded grounds
- Easy access to various commuter transport links

Situated within the rural and picturesque setting of Dalton, this charming, detached, three-bedroom true bungalow is nestled within a prime location surrounded by approximately half an acre of mature, secluded grounds. The adaptable accommodation also comprises two spacious reception rooms, dining kitchen plus separate utility room, bathroom and shower

room and is within easy reach of village amenities as well as various commuter transport links.

Rookery Bungalow is approached via wrought iron double gates which open to a cobble-effect driveway and frontage providing parking for several cars. The main entrance door is positioned to the front of the property although, for convenience, the rear door is more often used and this description starts there.



An open porch with quarry tiled steps and having a lantern above, shelters the uPVC door with a leaded glass insert and opaque side panel. Opening into the rear hall, this door allows natural light to filter through and, along with a pendant light, illuminates the tiled walls and Amtico flooring which continues to the kitchen. To one side is a shower room and a cloakroom which are both fully tiled and have opaque windows to the front, the latter being fitted with a two-piece white suite of close-coupled w.c. and vanity set wash hand basin with illuminated mirror above. On the opposite side of the hall is a fully tiled utility room with a window to the rear and fitted with a good range of wall and base units incorporating a side-draining Butler's sink, spaces for a fridge and freezer and plumbing for an automatic washing machine.



A further uPVC door with side panel gives way to the spacious dining kitchen, again with fully tiled walls. The kitchen is fitted with a wide range of wall and base units including drawers plus a peninsula breakfast bar. The Formica work surfaces over incorporate a twin bowl side-draining sink unit with mixer tap which is set beneath the window to the front. Also inset is a four-ring ceramic hob with a Bosch eye-level

double oven and grill close by. A niche with louvre doors houses the Glow-worm space-saver central heating boiler.



From the kitchen, a door leads to an inner hall and a further door opens to the sitting room. This is a lovely dual-aspect room with windows to the front and side, evening ambiance being provided by pendant lighting and the room is also wired for wall lights. The oak panelled walls are a lovely feature and include a plate rack and radiator cover. There is also an exposed stone section of wall and a door gives access into the T-shaped vestibule where the front door is found.



From here, there is access to the dining room with Amtico flooring, a window to the rear and pendant lighting. This room could easily be used as a third bedroom if required. Continuing on, a door leads to a further light, spacious and dual aspect lounge having a window to the rear and French windows to the side. Further illumination is supplied by two pendant lights and this room also features a plate rack.



The master bedroom has a picture window to the side garden, pendant lighting and ample space for wardrobes, chests of drawers and night-stands. Bedroom two has a window to the rear, pendant lighting and, again, ample space for clothes storage furniture.



The fully tiled bathroom has an opaque window to the rear and is further brightened by pendant lighting which highlights the white three-piece suite comprising a pedestal wash hand basin, close-coupled w.c. and luxury claw-foot roll top bath. A ladder-style heated rail is on hand to provide plenty of warm towels.

The property is double glazed, warmed throughout by strategically placed central heating radiators and garden views can be enjoyed from every room.

The delightful, surrounding lawn gardens are enhanced by an array of well-planned, mature evergreen and flowering shrubs set amongst flagged pathways which meander past island herbaceous borders filling the garden with colour. One such path leads to a timber summer house which provides an idyllic haven to enjoy the vista whilst taking afternoon tea alongside the apple trees. Totalling some half an acre, the gardens are secluded and enjoy day long sun and a raised sun terrace alongside the bungalow gives a perfect al fresco dining or barbecue area.



**We are reliably informed that the Tenure of the property is FREEHOLD**

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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