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Priors Close, New Waltham



When it comes to  
property it must be

  
lovelle



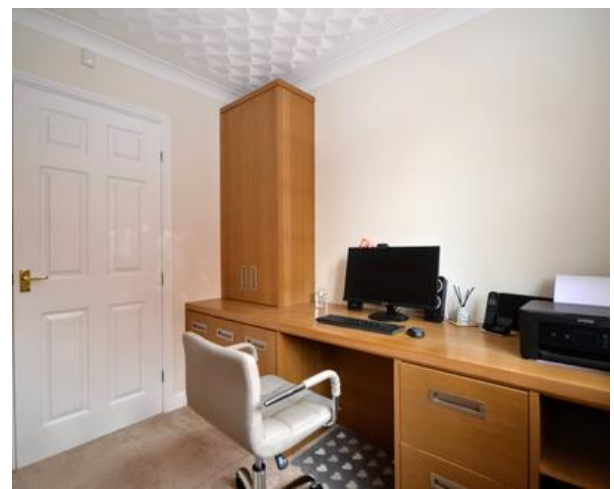
£259,000

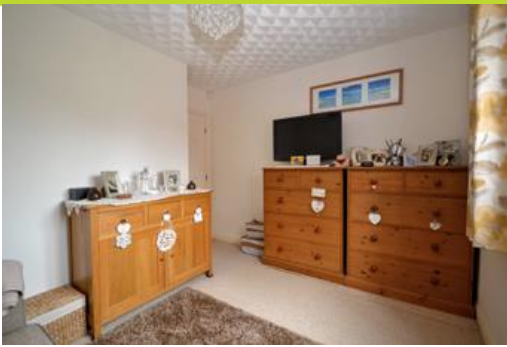


This modern detached bungalow offers a comfortable and contemporary living space, complete with desirable features and a well-maintained exterior. Situated in a peaceful spot in New Waltham, this property is designed to provide ample natural light and a welcoming atmosphere.

### Key Features

- Modern Detached Bungalow
- Oozing Kerb Appeal
- Quietly situated in New Waltham
- Spacious Lounge
- Fitted Kitchen with Integrated Appliances
- Three Bedrooms
- Bathroom with Three Piece Suite
- Block Paved Driveway & Single Garage
- Front & Rear Gardens
- EPC rating C
- Tenure: Freehold





This modern detached bungalow offers a comfortable and contemporary living space, complete with desirable features and a well-maintained exterior. Situated in a peaceful spot in New Waltham, this property is designed to provide ample natural light and a welcoming atmosphere. Let's explore the highlights of this remarkable home. Upon entering, you are greeted by an inviting entrance hall, featuring a composite entrance door and a matching side panel, exuding elegance from the moment you step inside. The hallway sets the tone for the rest of the property, with its tasteful design and attention to detail.

The lounge is a spacious and bright room, thanks to the windows positioned at the front and side. This abundance of natural light creates an inviting ambiance throughout the day. The lounge also boasts a charming feature fire surround and a cosy gas fire, perfect for those chilly evenings. The kitchen is a true delight, equipped with a range of wall and base cabinets finished with cream gloss doors, beautifully complemented by contrasting work surfaces. This well-appointed kitchen is thoughtfully designed to meet your culinary needs, offering a built-in fridge freezer, double electric oven, induction hob, extractor canopy, and a washing machine.

The property boasts good-sized bedrooms, including a third bedroom currently set up as a home office. This flexible space allows for productivity and creativity while working from home, without compromising on the comfort and functionality of a bedroom. The bathroom presents a modern three-piece suite, complete with an Aqualisa shower over the bath, accompanied by a convenient shower screen. The suite is further enhanced by a pedestal wash hand basin and a low flush WC. The bathroom also features partial tiling, adding a touch of sophistication.

Externally, the property offers a block paved driveway, wrought iron gates lead to a single garage. The front garden is mainly lawned and adorned with charming shrubs, adding character and appeal to the property. The private rear garden is well manicured, predominantly laid to lawn, and features a delightful patio area, perfect for outdoor dining and entertaining. The boundaries of the property are secured by timber fencing, ensuring privacy.

In conclusion, this modern detached bungalow impresses with its stylish interior, functional layout, and well-maintained exterior. It offers a comfortable and inviting home, ready to accommodate a variety of lifestyles. Don't miss the opportunity to make this remarkable property your own.

## Entrance Hall

### Lounge

3.95m x 5.42m (13ft x 17.8ft)

### Kitchen

3.05m x 2.75m (10ft x 9ft)

### Bedroom One

3.24m x 3.68m (10.6ft x 12.1ft)

## Bedroom Two

3.34m x 3.48m (11ft x 11.4ft)

## Bedroom Three

2.21m x 2.45m (7.3ft x 8ft)

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in May 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



## How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

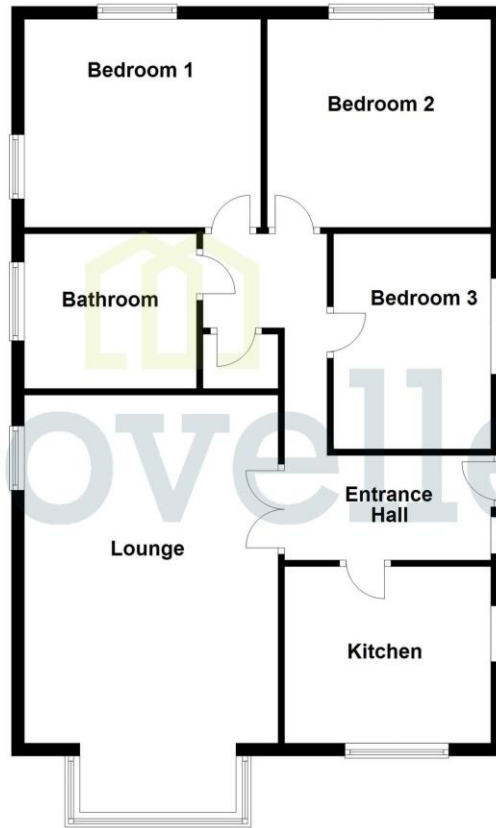
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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



When it comes to **property**  
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**lovelle**

01472 812250

[humberston@lovelle.co.uk](mailto:humberston@lovelle.co.uk)

