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Peaks Avenue, New Waltham



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When it comes to
property it must be


lovelle



£230,000



Presenting a delightful detached dormer bungalow that is showcased in impeccable condition, boasting southerly gardens that truly captivate.

Key Features

- Detached Dormer Bungalow
- Good size Lounge
- Dining Room & Conservatory
- Two Ground-Floor Bedrooms
- Ground-Floor Shower Room
- Master Bedroom With En-Suite
- Driveway & Garage
- South Facing Garden
- Large Plot
- No Chain
- EPC rating D
- Tenure: Freehold





Presenting a delightful detached dormer bungalow that is showcased in impeccable condition, boasting southerly gardens that truly captivate. This property has been thoughtfully extended to the rear, featuring an expansive conservatory that provides a serene sanctuary for relaxation. With two well-appointed bathrooms, including a master en-suite. Alongside off-road parking and a garage, the low-maintenance gardens complete the exterior allure.

Nestled within the heart of New Waltham, this bungalow beckons for exploration to truly grasp the exceptional living space it offers. Step through the Entrance Hall and be welcomed into a haven of comfort. The Lounge, with a contemporary fireplace, is a focal point of this room. The dining room seamlessly transitions into the conservatory, where natural light dances freely. A modern fitted kitchen showcases integrated appliances including an oven, gas hob, and extractor canopy. An inner lobby guides you to the utility space and garage, highlighting the practicality woven into the design. Two ground-floor bedrooms and a well-appointed shower room complete the ground floor accommodation.

Ascending to the first floor, the generous master bedroom beckons with its expansive layout, complemented by an extensive range of fitted wardrobes. Surprisingly concealed behind double doors, the en-suite unveils a hidden oasis. The en-suite is equipped with a sunken bath, a shower enclosure featuring an automatic Aqualisa mixer shower, enveloped by fully tiled walls. The en-suite also features a low-level flush W.C, bidet, and a vanity unit adorned with ample storage space.

Set on a spacious plot, the property delights with a low-maintenance front garden adorned with block paving, leading to an attached garage. A pathway guides you to the rear garden, landscaped for ease of maintenance. An inviting block-paved seating area, crowned by a purpose-built brick and timber canopy, sets the scene for outdoor gatherings. Journeying through the garden, the block paving extends to a secluded paved seating area embraced by walling. The rear garden reaches its crescendo with a timber shed offering essential outdoor storage.

Lounge

3.66m x 5.30m (12'0" x 17'5")

Bedroom Two

3.98m x 3.62m (13'1" x 11'11")

Breakfast Kitchen

3.02m x 3.44m (9'11" x 11'4")

Dining Room

3.57m x 3.02m (11'8" x 9'11")

Conservatory

7.54m x 4.14m (24'8" x 13'7")

Utility Room

1.14m x 1.15m (3'8" x 3'10")

Bedroom

2.42m x 2.42m (7'11" x 7'11")

Shower Room

1.63m x 2.26m (5'4" x 7'5")

Landing

Master Bedroom

4.44m x 3.91m (14'7" x 12'10")

En-Suite Bathroom

1.80m x 2.31m (5'11" x 7'7")

Storage Space

6.99m x 4.03m (22'11" x 13'2")

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in July 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.'

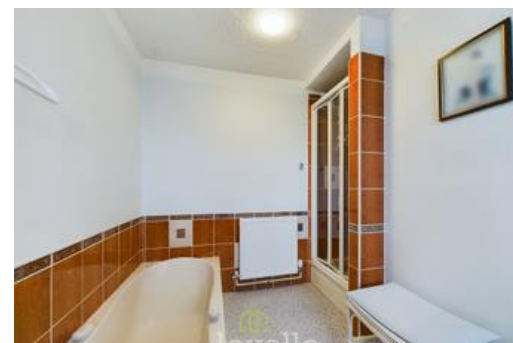
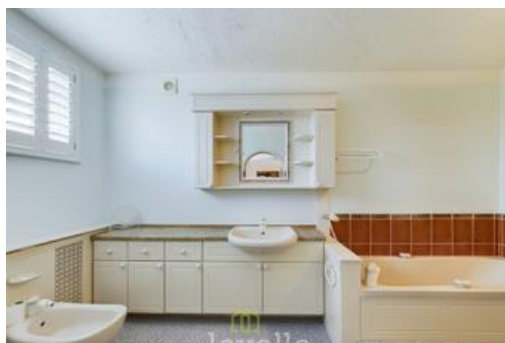
All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

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.

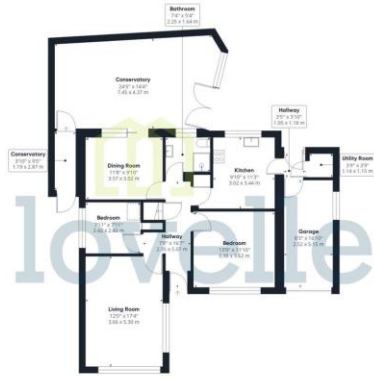
Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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