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Peaks Lane, New Waltham



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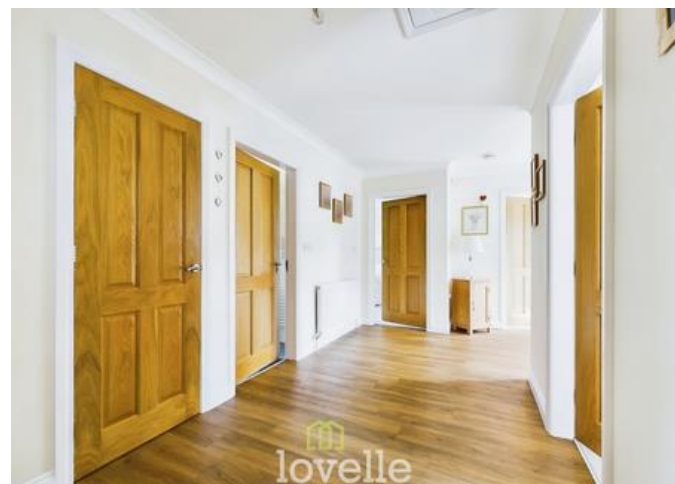
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When it comes to
property it must be


lovelle



Offers in the Region of £399,950



Positioned down a tranquil private lane, this beautifully appointed three-bedroom detached bungalow presents an exceptional opportunity for those seeking a modern and comfortable home.

- Key Features**
- Superb Detached Bungalow
 - Set down to the far end of a Private Lane
 - Very Popular Village Location
 - Stunning Sitting Room Extension
 - Fully Equipped Dining Kitchen
 - Three Bedrooms
 - En-Suite and Bathroom
 - Private Rear Garden with Seating Areas
 - Ample Off-Road Parking
 - Detached Garage with Electric Door
 - EPC rating B
 - Tenure: Freehold





Positioned down a tranquil private lane, this beautifully appointed three-bedroom detached bungalow presents an exceptional opportunity for those seeking a modern and comfortable home.

The heart of this residence is undeniably the impressive extension that houses a bright and airy sitting room. This inviting space is illuminated by large windows and bi-fold doors that seamlessly connect to the rear garden, inviting nature indoors. Adding to the comfort, underfloor heating ensures warmth throughout the year. This sitting room effortlessly flows into the open-plan dining kitchen, a culinary haven equipped with a fantastic range of cabinets, providing ample storage and functionality for everyday living.

Upon entering, you are welcomed into a spacious L-shaped entrance hall, complemented by a useful storage cupboard. The master bedroom, positioned to the rear of the bungalow, is a peaceful sanctuary complete with fitted wardrobes and an en-suite shower room, comprising a shower enclosure, wash hand basin, and WC. The second double bedroom also benefits from fitted wardrobes, while the third bedroom overlooks the front garden, each offering comfortable and versatile living spaces.

The property boasts modern conveniences including double glazing and efficient gas central heating, ensuring a comfortable living environment. The main lounge is generously sized and features a bay window to the front, flooding the room with natural light and creating a welcoming ambiance. Completing the accommodation is the main bathroom, featuring a P-shaped bath with shower over and shower screen, wash hand basin with ample cabinetry for storage, and a concealed WC.

Situated on a lovely sized plot, the property offers ample off-road parking and a detached garage with an electric door, catering to both convenience and security. To the rear, the garden is a tranquil retreat, basking in a sunny aspect and offering a high degree of privacy. A patio area provides the perfect setting for alfresco dining and entertaining guests. Externally, the front garden is well-maintained with a lawned area, adding to the property's attractive curb appeal.

In summary, this superb home has been thoughtfully designed and meticulously maintained, offering a rare opportunity to acquire a property of such high calibre. Viewing is essential to truly appreciate all that this exceptional home has to offer.

Entrance Hall

Living Room

5.50m x 3.61m (18'0" x 11'10")

Dining Kitchen

4.56m x 3.62m (15'0" x 11'11")

Living Room

4.09m x 3.85m (13'5" x 12'7")

Utility Room

2.36m x 1.69m (7'8" x 5'6")

Master Bedroom

3.76m x 3.52m (12'4" x 11'6")

En-Suite Shower Room

2.42m x 1.17m (7'11" x 3'10")

Bedroom Two

2.93m x 2.85m (9'7" x 9'5")

Bedroom Three

2.79m x 2.59m (9'2" x 8'6")

Bathroom

2.43m x 2.43m (8'0" x 8'0")

Garage

5.64m x 2.86m (18'6" x 9'5")

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in April 2024 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 and 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.

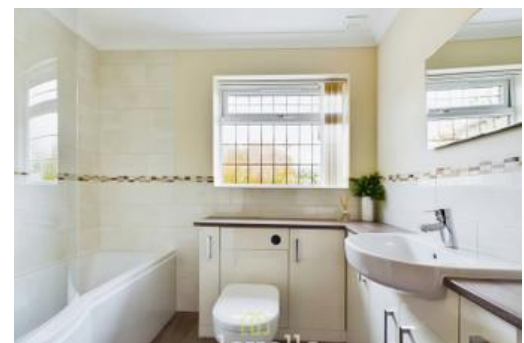
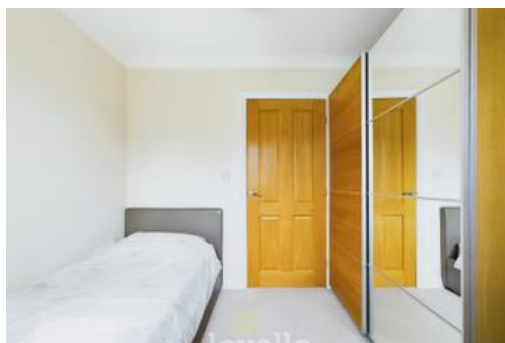
Viewing

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.

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.





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lovelle

01472 812250

humberston@lovelle.co.uk

