



### **3 Holly Bush Close, Bradley, LL11 4BE**

**£275,000**

A 3 bedroom detached bungalow located in the popular Village of Bradley. This property briefly comprises of Entrance Hallway, Open plan Living / Dining Room, Kitchen, Principle Bedroom with Ensuite shower and dressing room, 2 Further Bedrooms and a Family Bathroom. Externally there are Gardens to the front and rear and a driveway leading to a detached garage.

Viewing is essential to appreciate all this property has to offer, Call Olivegrove today on 01978 750234 to arrange a viewing.

### Entrance Hallway

Glazed UPVC door, Laminate flooring, Radiator and Doors off to:

### Open Plan Living/ Dining Room 24'6" x 7'10" (7.49 x 2.40m)



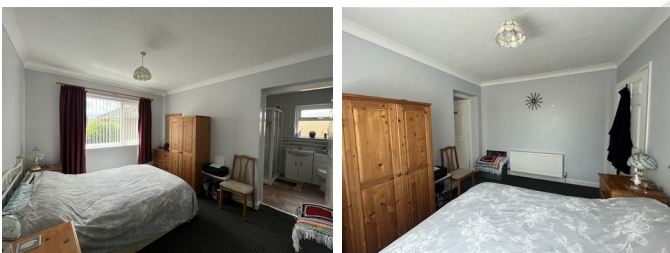
UPVC double glazed French doors and window to the rear elevation, Laminate flooring, Radiator, Sockets, switches and TV Point.

### Kitchen 18'9" x 7'6" (5.72 x 2.30)



UPVC double glazed window to the side elevation and glazed door to front elevation, Tiled floor. A range of base, wall and drawer units with complimentary worktop over. Stainless steel 11/2 bowl sink. Integrated electric oven with electric hob and extractor over. Integrated dishwasher and washing machine. Space for fridge freezer.

### Bedroom 1 11'10" x 9'10" (3.62 x 3.02m)



Carpet to floor, UPVC double glazed window to front elevation, Radiator, Light fitting. Door to:

### Ensuite / Dressing Room / Office 12'3" x 7'6" (3.74 x 2.29m)



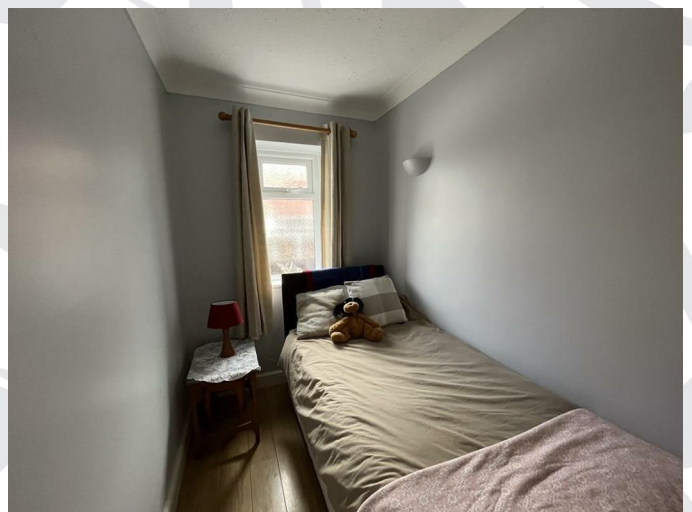
UPVC double glazed window to front and side elevations, Tiled floor. Vanity basin and W.C. Large shower cubicle with electric shower. Radiator, spotlights & extractor.

### Bedroom 2 11'10" x 9'10" (3.61 x 3.00m)



Carpet to floor, UPVC double glazed window to front elevation, Radiator, Light fitting.

### Bedroom 3 9'10" x 5'5" (3.01 x 1.66)



Laminate flooring, UPVC double glazed window to side elevation, Radiator, Wall Lights.

### Bathroom 7'5" x 7'0" (2.28 x 2.15m)



UPVC double glazed window to side elevations, Tiled floor and part tiled walls. Vanity basin and W.C. Panelled bath with shower taps. Radiator, spotlights & extractor. Access to Attic with new Ideal combi boiler.

### Externally

#### Front

To the front of the property there is a lawn with mature planted borders and a driveway leading to a single detached garage.

#### Rear



To the rear of the property is a lawned area with decking and patio areas and a summerhouse.



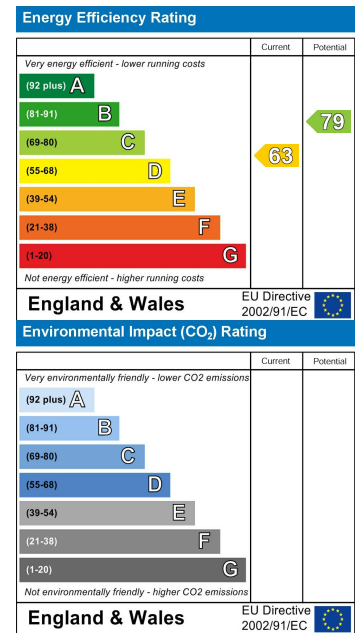
## Floor Plan



## Area Map



## Energy Efficiency Graph



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