



78 Church Lane

Hanford, ST4 4QD

Price £299,950



Here at Carters, we are pleased to welcome to the market this spacious and well-presented detached bungalow, offering generous and versatile accommodation throughout.

To the front of the property, a tarmac driveway provides ample off-road parking for multiple vehicles. Stepping inside, the welcoming entrance hall provides access to a convenient guest shower room.

Positioned to the front is a spacious living room, featuring a charming log burner and an attractive bay window allowing plenty of natural light to fill the room.

The property offers four generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern white three-piece family bathroom suite serves the remaining bedrooms.

A particular highlight of the home is the extremely generous kitchen/living space to the rear, creating a fantastic area for everyday family life and entertaining. Patio doors provide direct access to the rear garden and allow the indoor and outdoor spaces to flow seamlessly together.

Outside, the well-stocked rear garden offers an excellent space to relax and entertain, featuring a lawn, paved patio and timber decking area, complemented by a variety of established planting.

Contact Carters Estate Agents today to arrange your viewing and appreciate all this spacious detached bungalow has to offer.

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Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side and front elevations. Radiator. Tiled flooring.

Living Room

13'11" x 12'9" (4.24m x 3.89m)
UPVC double glazed box bay window to the front elevation. UPVC double glazed window to the side elevation. Log burner with a tiled surround and a solid wood mantle. Radiator.

Shower Room

8'5" x 6'4" (2.57m x 1.93m)
UPVC double glazed window to the side elevation. Shower enclosure with a tiled surround. Countertop wash hand basin with a storage unit under. Mid level W.C. Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

Inner Hallway

Access to the fully boarded loft space which has eaves storage and a fitted ladder. Picture rail. Ceiling fan light. Radiator.

Bedroom One

8' x 10'10" (2.44m x 3.30m)
UPVC double glazed window to the side elevation. Picture rail. Radiator.

En Suite

10'10" x 4'8" (3.30m x 1.42m)
Shower enclosure. Wall mounted wash hand basin. Low level W.C (Pipework in place, just needs reconnecting). Fitted clothes rail.

Bedroom Two

12'11" x 9'6" (3.94m x 2.90m)
UPVC double glazed window to the side elevation. Built in storage cupboard housing a combi boiler installed in 2024. Over head storage cupboard. Picture rail. Radiator.

Bedroom Three

10'3" x 8'9" (3.12m x 2.67m)
UPVC double glazed window to the side elevation. Built in wardrobe. Over head storage unit. Radiator.

Bedroom Four

10'8" x 9'1" (3.25m x 2.77m)
UPVC double glazed window to the side elevation. Built in wardrobe. Picture rail. Radiator.

Bathroom

8'8" x 5' (2.64m x 1.52m)
Panel bath. Countertop wash hand basin with a storage unit under. Mid level w.c. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Living Kitchen

16'5" x 28'4" (5.00m x 8.64m)
UPVC double glazed French doors to the rear elevation leading to the garden. UPVC double glazed windows to the side and rear elevations. Fitted kitchen incorporating a range of wall, base and drawer units and an Island. Solid wood butcher block work surfaces. Belfast sink. Two built in electric ovens. Five ring gas hob with an extractor hood over. Integrated

dishwasher. Space for an American style fridge freezer. Two radiators. Laminate flooring.

Utility

Hardwood single glazed entrance door to the side elevation. Space and plumbing for a washing machine. Laminate flooring.

Externally

To the front of the property, a tarmac driveway provides ample off-road parking for several vehicles, complemented by a selection of seasonal plants and shrubs.

To the rear, the well-stocked garden offers an attractive and versatile outdoor space, featuring a paved patio ideal for outdoor dining and entertaining, a timber decking area, and a lawn bordered by a variety of established plants and shrubs. A timber garden shed provides useful additional storage.

Additional Information

Freehold. Council Tax Band C.

Total Floor Area: TBC.

Loft: Power and lighting. boarded. Eaves storage. Partially rewired in 2026. New roof on the kitchen in 2021 with a 12 year guarantee. External pipework updated in 2021.

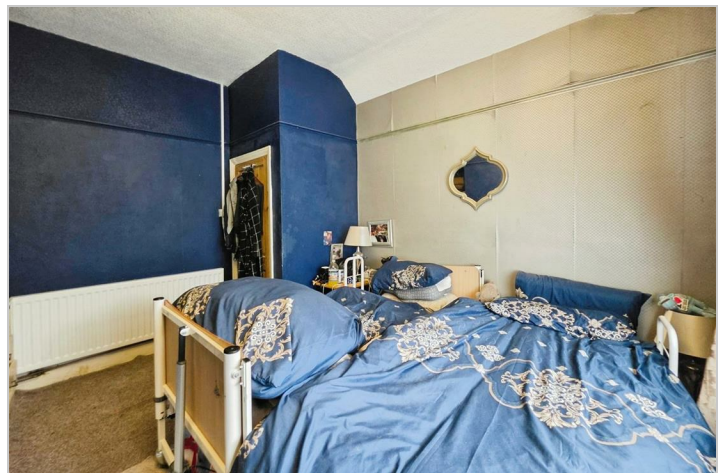
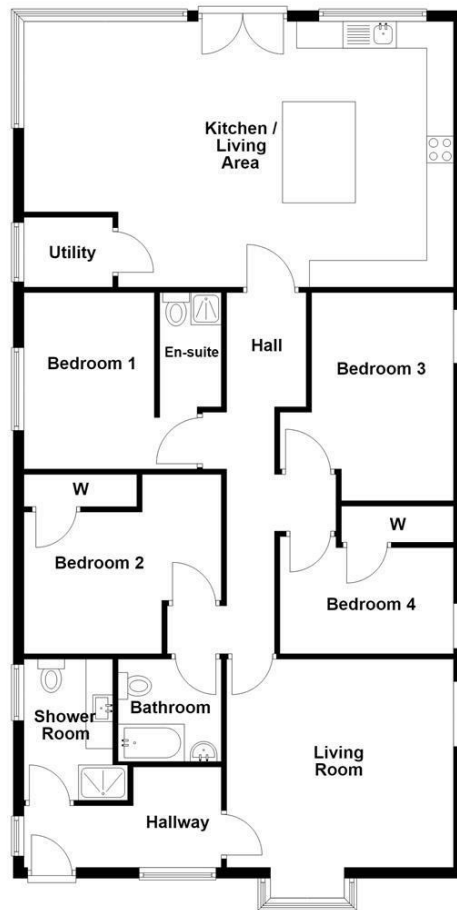
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Tel: 01782 470391

Ground Floor



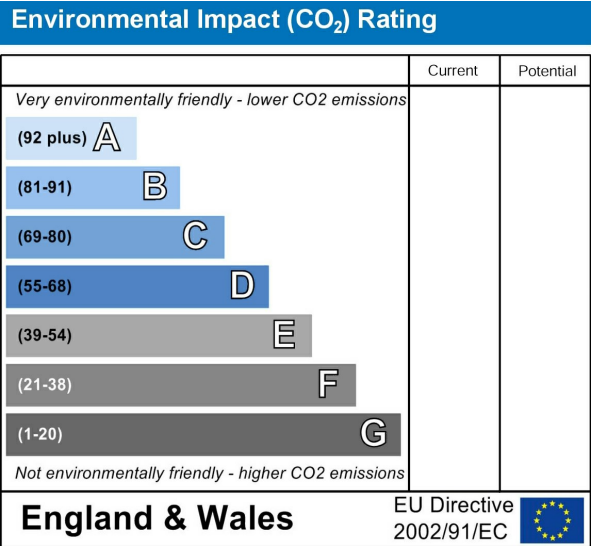
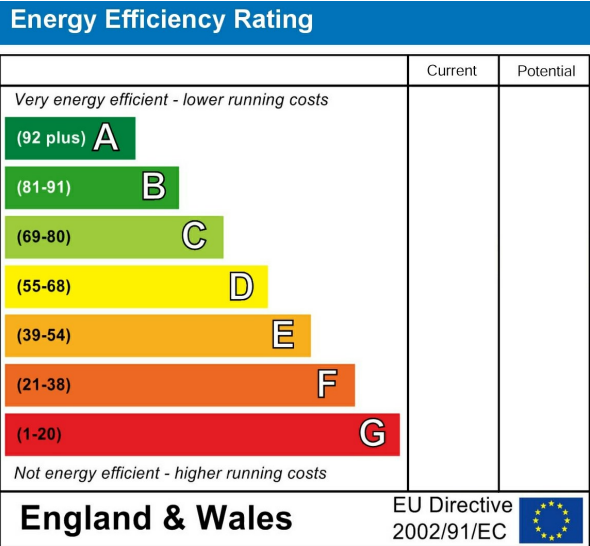
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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