



*** TWO-BEDROOM DORMER BUNGALOW IN THE HEART OF RAWDON VILLAGE ***
***GENEROUS PLOT WITH FRONT GARDEN, LARGE REAR GARDEN AND OFF-STREET PARKING ***

NO ONWARD CHAIN

The accommodation briefly comprises: an entrance porch accessed via a side front door, leading into the hallway.

There is a separate kitchen, a spacious sitting room featuring a bay window overlooking the front of the property, a ground-floor bedroom, ground-floor shower room, dining room and conservatory.

Stairs rise from the dining room to the first floor, where there is a second bedroom with an adjoining en-suite shower room.

The property also benefits from extensive storage space within the under-eaves cupboards.

An excellent opportunity for those seeking a spacious bungalow, with generous outdoor space and convenient off-street parking.





Ground Floor

PORCH

The front door is situated at the side of the property opening into a porch with second door into the hallway.

HALLWAY

Central hallway with doors off to ground floor rooms.

KITCHEN

9' 9" x 10' 0" (2.97m x 3.05m)

A range of modern wall and base units in oak and a light coloured worksurface over incorporating inset one and a half bowl sink with mixer tap over. Plumbing for washing machine and separate dryer. Space for fridge/freezer. Eye level electric oven and hob with brushed chrome extractor hood over. Concealed Combi boiler and UPVC double glazed window to the front elevation.

LIVING ROOM

10' 11" x 19' 4" (3.33m x 5.89m)

A spacious and bright living room featuring an attractive marble fireplace and windows overlooking the front garden.

BEDROOM

10' 8" x 8' 10" (3.25m x 2.69m)

Ground floor bedroom overlooking the rear garden.

GROUND FLOOR BATHROOM

A well-appointed ground floor shower room featuring a spacious double shower cubicle, wash basin, and WC. The room also benefits from excellent space and useful storage.

DINING ROOM

10' 11" x 15' 0" (3.33m x 4.57m)

Dining area featuring carpeted stairs leading to the first floor and double sliding glass doors opening into the conservatory.



CONSERVATORY

7' 10" x 6' 11" (2.39m x 2.11m)

Access to the conservatory is reached from the dining room, with a further door leading to steps down to the rear patio and garden.

FIRST FLOOR BEDROOM

12' 11" x 17' 2" (3.94m x 5.23m)

Open-plan stairs lead to this room, which benefits from a rear-facing dormer window providing plenty of natural light. A door leads to extensive under-eaves storage, while a further door provides access to the en-suite shower room.

ENSUITE SHOWER ROOM

Corner shower, basin and wc.

EXTERIOR

The property is set within generous gardens. To the front, the garden has been paved, providing excellent potential for additional off-road parking. A driveway leads to the detached garage, measuring approximately 10'0" x 19'0", which benefits from both power and lighting.

The attractive rear garden features a paved patio area leading onto well-maintained lawns, complemented by mature shrub borders. A second paved seating area and greenhouse provide further useful outdoor space, all enclosed by timber fencing.



2



2



Off-Road
Parking



Council Tax = C



2



Freehold



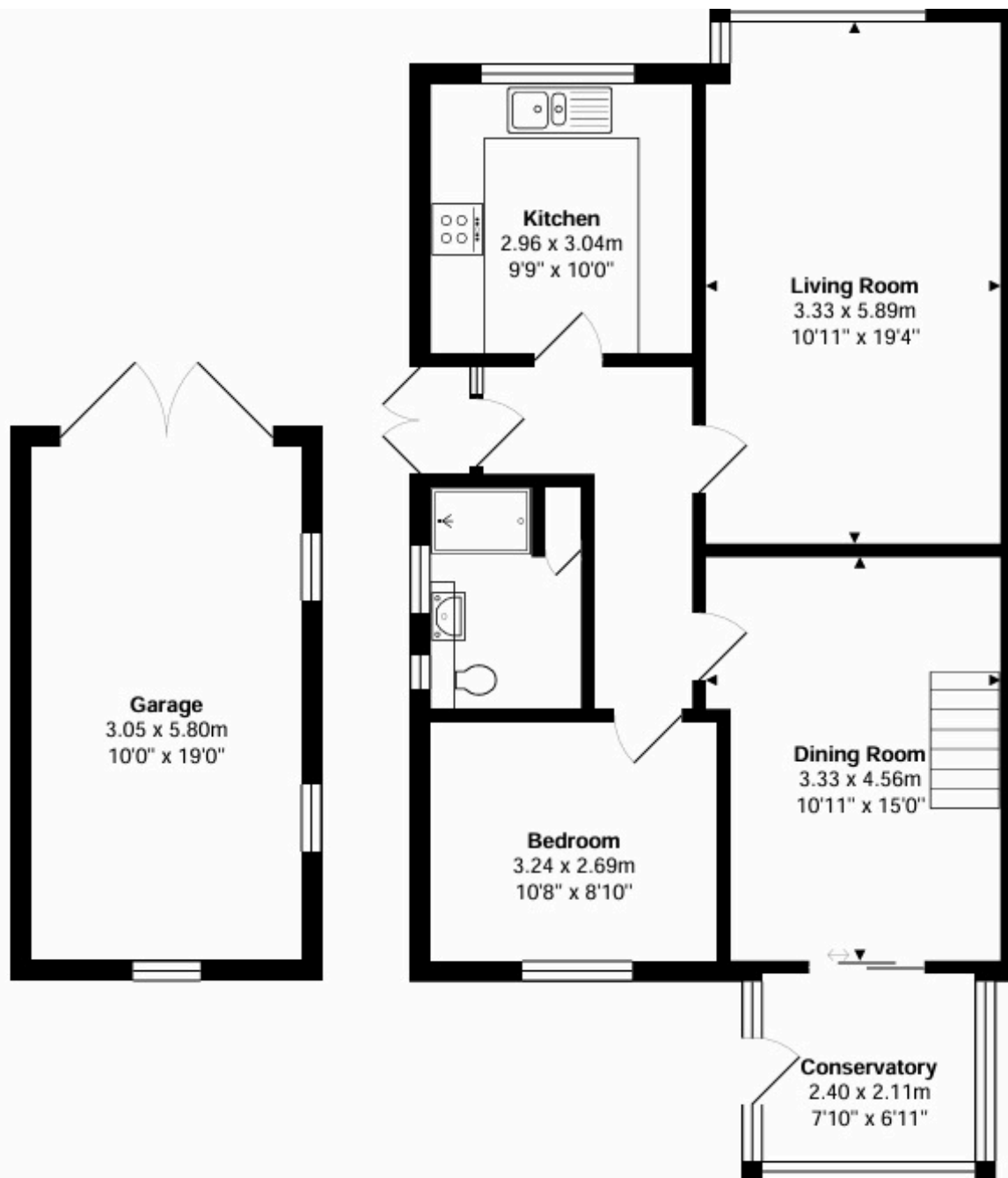
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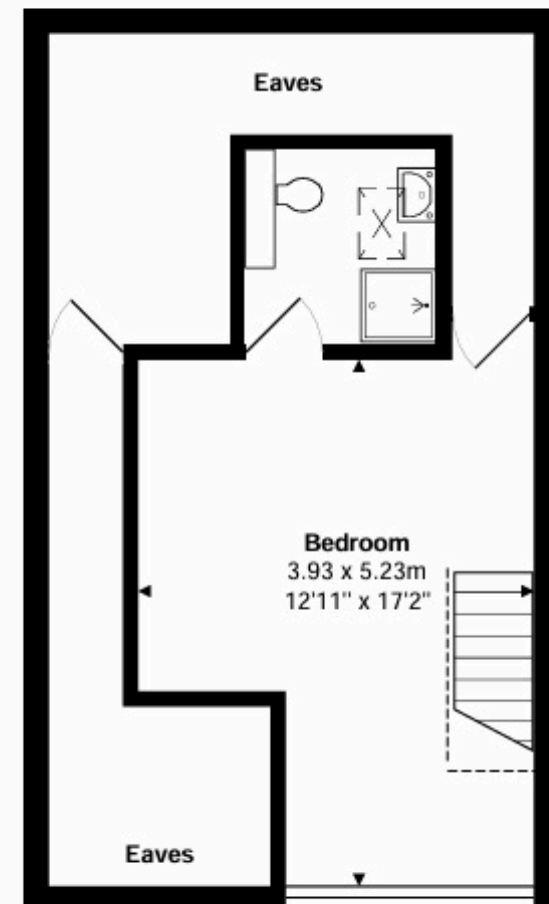
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- ATTRACTIVE SEMI DORMER BUNGALOW
- LARGE MATURE REAR GARDEN
- OFF-STREET PARKING
- SEPARATE KITCHEN
- QUIET LOCATION
- EXCELLENT LOCAL AMENITIES
- USEFUL GREENHOUSE
- COUNCIL TAX BAND: C
- EPC RATING: D

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



Ground Floor



First Floor