



# No.52

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Situated in the popular residential area of Hessle Drive, just on the outskirts of the town centre, this individually designed and built detached bungalow offers spacious rooms, character, and flexibility. Ideally located within walking distance of a well-regarded primary school and a range of local shops, the property provides a both convenient and yet peaceful neighbourhood setting.

Originally built by the current owner some 60 years ago when he ran his own successful building firm—this much-loved family home has been thoughtfully designed with a generous layout that flows easily throughout. The spacious floorplan includes three reception rooms, a kitchen diner, and a large utility room, offering a versatile living space that can be easily adapted to suit a variety of lifestyles.

Originally built with three double bedrooms, the sellers decided to replace the garage with a fabulous sun-room, changing the layout from two to three reception rooms, and from three bedrooms to two, with a bathroom adjacent to one and separate shower room adjacent to the other. The property could be reconfigured (as shown on the floor plan) to accommodate a third bedroom or alternative living arrangements if required.

Outside, the property sits on a generous well-maintained plot with attractive gardens to the front and side, providing excellent curb appeal and with a lovely large driveway with ample parking for many vehicles. Beautifully presented throughout, this cherished home represents a rare opportunity to acquire a one-of-a-kind bungalow in a popular location.

- EPC - 'C'
- Council Tax Band - 'C'
- Heating - Gas Central
- Drainage - Mains
- Freehold



A uPVC front door with a stained glass panel opens into the **Entrance Hallway** – Having wood laminate flooring and sliding doors through to a generous storage cupboard with shelving and the Worcester Bosch gas fired boiler.

**Lounge 5.72 m x 3.65 m (18'9 x 11'11)** – Has a uPVC window to the front aspect with vertical blinds, radiator and a fireplace with a marble back panel and hearth and co-ordinating fire surround suitable for use with an electric fire. The seller informs us that the gas connection is still available, but has just been disconnected. This comfortable lounge also benefits from wall light points and has double doors opening through to:



**Inner Hallway and Open-Plan Dining-Kitchen 6.20 m (20'4) narrowing to 2.10 m (6'10) in the Dining Room and extending to 5.78 m (18'11) at the widest point** -There is a fully tiled floor, double radiator and a uPVC window to the side aspect in the dining area. The kitchen comprises a range of granite effect work surfaces with oak fronted drawer and cupboard units at both base and eye level. The kitchen units also include some glass fronted display units. Integrated appliances include a dishwasher, double electric fan oven and a gas hob with extractor fan over. A ceramic sink unit has a mixer tap over.

**Utility Room 4.85 m x 3.08 m (15'10 x 10'1)** – Has a uPVC door and window to the side aspect, a radiator and tiled floor. Generous work surface space has shaker style cupboards beneath and a tall larder style storage cupboard. There is space and plumbing for washing machine as well as space for an undercounter refrigerator.

**Shower Room** – Has a uPVC window to the side aspect and fully tiled walls and floor. A three-piece suite comprises a low flush WC, a wash basin with cupboard beneath and a tiled shower enclosure.

**Family Room 3.63 m x 3.63 m (11'10 x 11'10)** – Has a high-level window to the rear aspect, solid oak flooring and a radiator. Open access leads through to the:

**Sun Lounge 4.80 m x 4.02 m (15'8 x 13'2)** – Of brick and uPVC construction, the Sun Lounge benefits from a continuation of the oak flooring, has windows to the front, side and rear aspects with fitted blinds and French doors to the side aspect. The Sun Lounge has two radiators and LED spotlights.

**Bedroom One 3.66 m x 3.33 m (12'0 x 10'11)** - Has a uPVC window to the front aspect with fitted blinds, a radiator and built-in wardrobe with hanging rails and shelving.

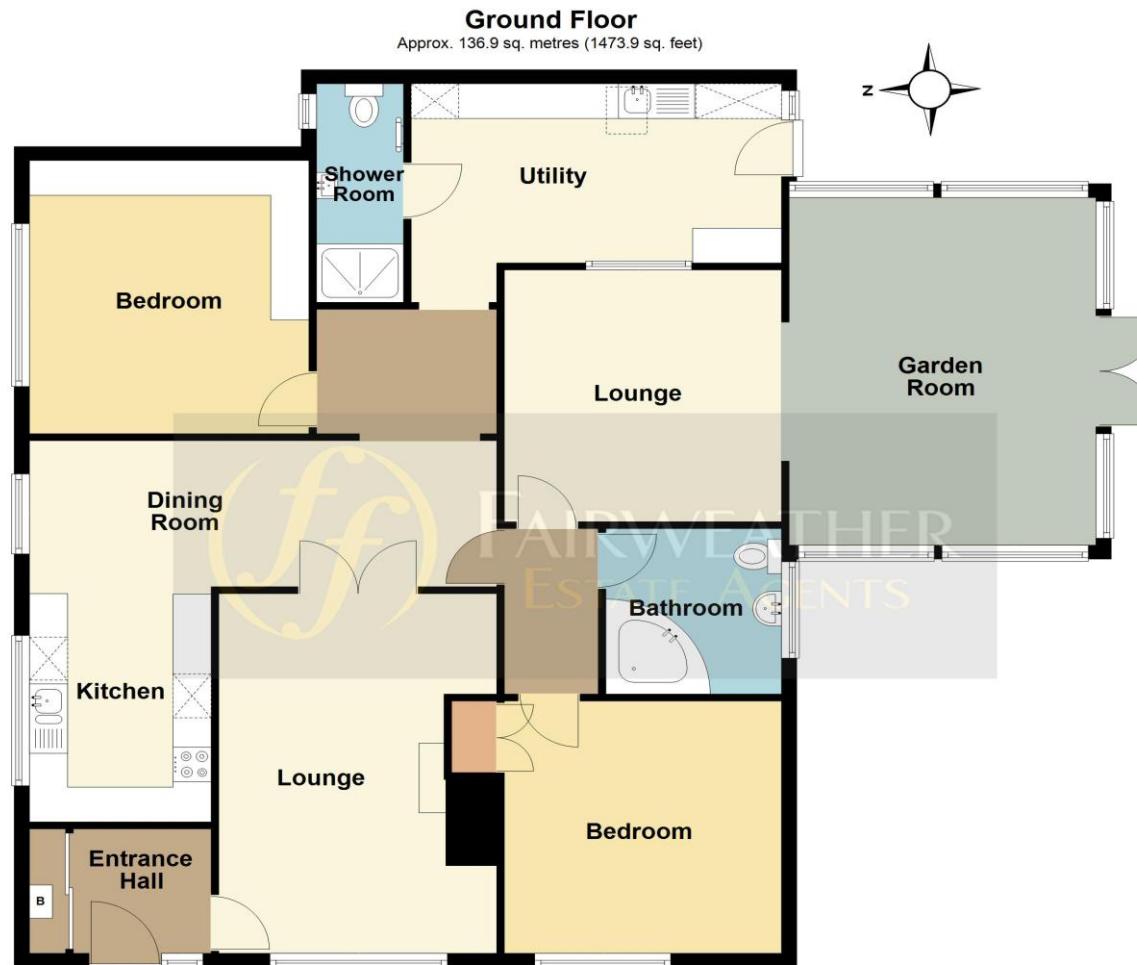
**Bedroom Two 3.66 m x 3.51 m (12'0 x 11'6)** – Has a uPVC window to the front aspect with fitted blinds, a radiator and bedroom furniture to include a triple wardrobe with co-ordinating dressing table and two bedside drawers.

**Bathroom** – Has a uPVC window to the side aspect and comprises a three-piece modern suite to include a corner bath, pedestal wash handbasin and low-level WC. There is quality Amtico wood-grain style flooring and half tiling to the walls.

**Outside** - The property benefits from an extensive gravel driveway with turning bay, providing ample off-road car parking for several vehicles or a caravan, as well as the potential to increase the driveway if necessary. Well-maintained lawned gardens extend to the front side of the property and a generous raised patio provides the perfect spot for outdoor garden furniture and barbecues. A summer house measuring **3.87 m x 3.06 m (12'8 x 10'0)** - Has lights and power, double doors to the front and includes a workbench.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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