



## STATION ROAD, FINNINGHAM, IP14 4TH

OIEO £650,000  
FREEHOLD

This beautiful, detached bungalow in the picturesque village of Finningham offers a perfect combination of style and comfort. As you step inside, you are welcomed by a spacious entrance hall that leads to a generous sized sitting room with a cozy log burner, ideal for relaxing or entertaining. The thoughtfully planned layout ensures a smooth flow throughout the home. With an open plan kitchen/dining/ family room and four well-sized double bedrooms, master with an en-suite and a further modern shower room, featuring contemporary fixtures and finishes for added convenience. Throughout the bungalow the high-quality and stylish design highlight the home's exceptional quality making it an elegant home. Set in peaceful surroundings the bungalow is still within easy reach of local amenities and transport links. Additionally, the home has ample driveway parking a double garage with storage room and benefits from field views. Viewing is highly recommended.

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# STATION ROAD

- Beautifully Presented Detached Bungalow- No Onward Chain
- Stylish Kitchen/Dining/Family Room
- Spacious Sitting Room With Log Burner
- Air Source Heating/Underfloor Heating Throughout
- Large Wrap Around Garden With Field Views
- Master Bedroom With En-Suite & Walk-In-Wardrobe
- Double Garage With Storage Room & Water/Sewage Connected
- Automatic Electric Front Gates & CCTV System
- Stylish Shower Room & Cloakroom
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with underfloor heating throughout. Feature panelled walls. Double storage cupboard with electric. Intruder alarm system.

## Cloakroom

WC and inset vanity wash basin. Feature tiled flooring and window to front.

## Sitting Room

Generous sized room with feature brick and solid wood fireplace with inset log burner. Built in ceiling speakers. Dual aspect windows to front and side.

## Kitchen/Dining/Family Room

Contemporary fully integrated kitchen with a wide range of wall and base cupboard and drawer units and ample solid granite work surfaces over. Inset sink with Quooker hot tap and drainer. Integrated appliances include dishwasher and full standing fridge and freezer along with double eye level ovens. A large central island with built in microwave oven, warming tray, induction hob and extractor hood over. Opening to a spacious dining/ family area with three windows to the side and Bi-folding doors directly opening to the patio seating area. Underfloor heating and built in ceiling speakers.

## Pantry

Built in shelving.

## Utility Room

Contemporary wall and base cupboards with work tops over. Inset sink and drainer with fitted water softener. Space for washing machine and tumble dryer. Window and door opening directly to the rear garden.

## Inner Hall

Underfloor heating and double cupboard.

## Master Bedroom

Large double room with French doors opening directly to the rear garden and window to side. Built in ceiling speakers.

## En-Suite

Stylish suite, WC and inset wash basin vanity unit. Fully tiled double walk-in shower with rain fall shower head and separate handheld attachment. Built in ceiling speakers. Window to rear and heated towel rail.

## Walk-In-Wardrobe

Built in shelving and hanging units.

## Bedroom 2

Large double bedroom with built in wardrobes. Built in ceiling speakers and dual aspect windows to front and side.

## Bedroom 3

Double room with built in wardrobes. Built in ceiling speakers and window to front.

## Bedroom 4

Double room with built in wardrobes. Window to front and loft access.

## Shower Room

Stylish suite, WC and inset wash basin vanity unit. Fully tiled double walk-in shower with rain fall shower head and separate handheld attachment. Airing cupboard. Window to rear and heated towel rail.

## Outside

### Front Garden

Approach the property by an automatic gate, surrounded by fencing and a wall for security. With a large shingle driveway leading to the double garage, offering ample parking. With low maintenance blocked paved pathway to the front door and two side gated access to the wrap around east & south facing gardens. EV charger.

### Rear Garden

A fully enclosed private wrap around garden with a generous sized paved patio seating area. Steps leading up to the well-kept lawn overlooking open fields. Gated side access to the driveway and a dog shower attachment at the back door.

### Double Garage/Storage Room

Electric roller door with sewage and water connected. Door to the storage room with pedestrian door to the garden. Power connected.

# STATION ROAD





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

2455 ft<sup>2</sup>

228 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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