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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



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£249,950

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Property Introduction

Located in this popular and well regarded area, early viewing is highly recommended for this versatile two/three-bedroom detached bungalow, offered for sale with no forward chain. The property has been significantly enhanced since its original construction, including a rear extension that creates a generously sized principal bedroom with the added benefit of an en-suite shower room. Further improvements include a conservatory off the second bedroom/dining room, a stone-bond driveway, large garage/workshop, and a security alarm system. The accommodation briefly comprises: entrance hallway, spacious lounge/diner (which could easily be reconfigured to provide an additional bedroom if required), modern fitted kitchen, sitting room/bedroom, bathroom, principal bedroom with en-suite, and a second bedroom/dining room with conservatory. Additional benefits include uPVC double glazing and gas central heating throughout. Externally, the property boasts attractive and well-maintained gardens to both the front and rear. A well-presented and flexible home in a desirable setting — viewing is essential to fully appreciate what is on offer.

Entrance Hallway

Pleasantly presented and offering uPVC double glazed entry door with adjoining glazed panel to the side elevation. Coving and loft access to the ceiling. Built in storage cupboard. Central heating radiator.

Lounge

11' 5" maximum x 22' 2" (3.484m x 6.752m)

A lovely sized lounge / diner offering two uPVC double glazed windows to the front elevation. Tastefully presented with coving to the ceiling, the room has two central heating radiators and offers a focal point created by the fire surround incorporating an electric fire.

Kitchen

9' 1" x 13' 11" (2.756m x 4.237m)

Enjoying a good array of fitted wall and base units with complementary work surfacing and matching splashback. Integrated double oven and four ring electric hob. Inset one and a half sink and drainer. Plumbing for a dishwasher and washing machine. Space for an undercounter fridge and freezer. Ideal logic boiler. uPVC double glazed windows to the side and front elevations. uPVC double glazed entry door.

Sitting Room or Potential third bedroom

8' 10" x 8' 4" (2.692m x 2.547m)

An archway from the hallway leads into this versatile space and it would be quite easy to reinstate a door for those wishing to do so. Coving to the ceiling. uPVC double glazed window to the side elevation. Central heating radiator.

Dining or Second Bedroom

10' 4" x 11' 10" (3.156m x 3.612m)

Having central heating radiator and fitted wardrobes/storage cupboards along one wall. uPVC double glazed French doors with two adjoining glazed windows to the rear aspect leading into the conservatory.

Conservatory

8' 5" x 12' 0" (2.571m x 3.670m)

uPVC double glazed French doors to the rear and having double glazing around. Central heating radiator.

Bathroom

6' 3" x 5' 10" (1.909m x 1.782m)

uPVC double glazed window to the side elevation. Down lighting to the ceiling. Splashback tiling. Fitted w.c, washbasin and corner bath. Splashback tiling. Central heating towel radiator.

Bedroom One

19' 2" x 9' 11" (5.835m x 3.022m) maximums

uPVC double glazed windows to the rear and side elevations. Fitted wardrobes and dresser unit. Central heating radiator. Door into the ensuite.

Ensuite

3' 0" x 6' 4" (0.921m x 1.921m)

Fitted with a w.c and washbasin set into a bathroom unit and a shower cubicle with electric shower. Tiled flooring. Tiled splashback. Down lighting and fitted extractor fan. Chrome effect central heating towel radiator.

Outside

Set upon this well maintained plot with the frontage having slate bed with mature shrubs and plants. Stone bonded driveway leading down the side aspect and onto the garage. To the rear the property enjoys a good degree of privacy and has lawned area and patios. Mature shrubs and plants complement the remainder of the garden. Timber garden shed. Large garage/workshop.

Garage/Work Shop

24' 11" x 10' 2" (7.590m x 3.099m)

Having an up and over door to the front elevation, two side uPVC double glazed windows and a side entry door. Internal light and power. Ample space for parking and a workshop area to the rear of the garage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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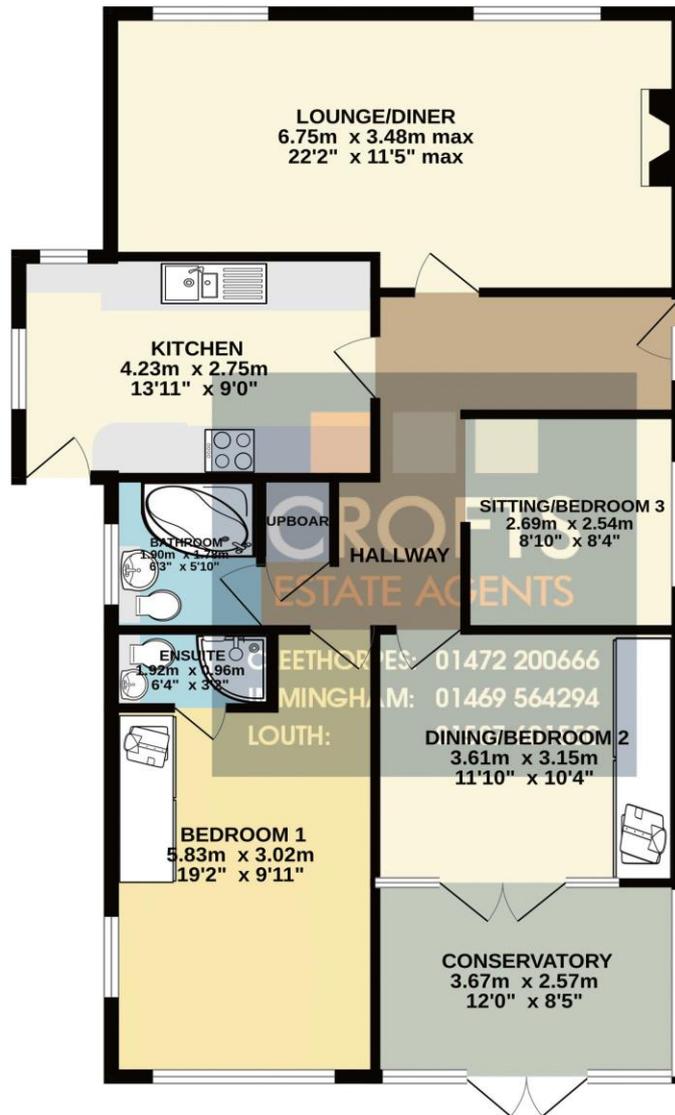
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GROUND FLOOR
92.2 sq.m. (992 sq.ft.) approx.



TOTAL FLOOR AREA : 92.2 sq.m. (992 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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