



4 Debdale, Cottesmore

In Excess of £450,000

 **NEWTON FALLOWELL**

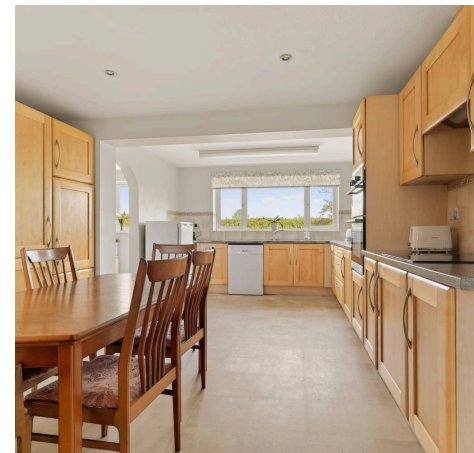
4 Debdale

Cottesmore, Oakham

Set within a sought-after Rutland village, this large detached bungalow presents a rare opportunity to acquire a spacious home on a generous corner plot with captivating countryside views. Privately positioned, the property offers an inviting sense of seclusion while remaining conveniently accessible to local amenities. The flexible layout features four well-proportioned bedrooms, including a master suite with its own en-suite shower room, ensuring comfort and privacy for all family members.

Multiple reception rooms provide ample space for relaxation and entertaining, with the open-plan kitchen and dining area forming the heart of the home - perfect for gatherings and daily living. The bungalow offers excellent scope for modernisation and further extension (subject to planning), allowing new owners to tailor the property to their personal tastes and requirements. Additional highlights include off-street parking, a double garage, and the benefit of being offered with no onward chain, making this an ideal prospect for those seeking a smooth and timely move.

The outdoor areas are a true extension of the living space, with generous gardens wrapping around the property and providing a tranquil backdrop for both relaxation and play. Mature hedging and established planting create a sense of privacy, while the open outlook delivers far-reaching views of the surrounding countryside - ideal for enjoying morning coffee or alfresco dining. The corner plot setting allows for multiple seating areas, giving plenty of scope for landscaping or the addition of outdoor features to suit a variety of lifestyles. Ample off-street parking is available on the driveway, complemented by a spacious double garage that offers secure storage or workshop potential.





Porch

8' 2" x 4' 2" (2.49m x 1.27m)

Living Room

17' 2" x 16' 0" (5.22m x 4.88m)

Conservatory

11' 10" x 11' 1" (3.60m x 3.37m)

Kitchen

19' 8" x 11' 1" (6.00m x 3.38m)

Utility Room

8' 4" x 5' 7" (2.53m x 1.69m)

Garage

16' 1" x 15' 9" (4.90m x 4.81m)

WC

8' 7" x 2' 9" (2.61m x 0.85m)

Bathroom

8' 9" x 8' 0" (2.66m x 2.45m)

Bedroom One

12' 1" x 10' 9" (3.69m x 3.27m)

Bedroom Two

12' 1" x 9' 11" (3.69m x 3.01m)

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

Bedroom Four

9' 1" x 7' 11" (2.78m x 2.42m)

Ensuite

10' 9" x 3' 9" (3.27m x 1.14m)

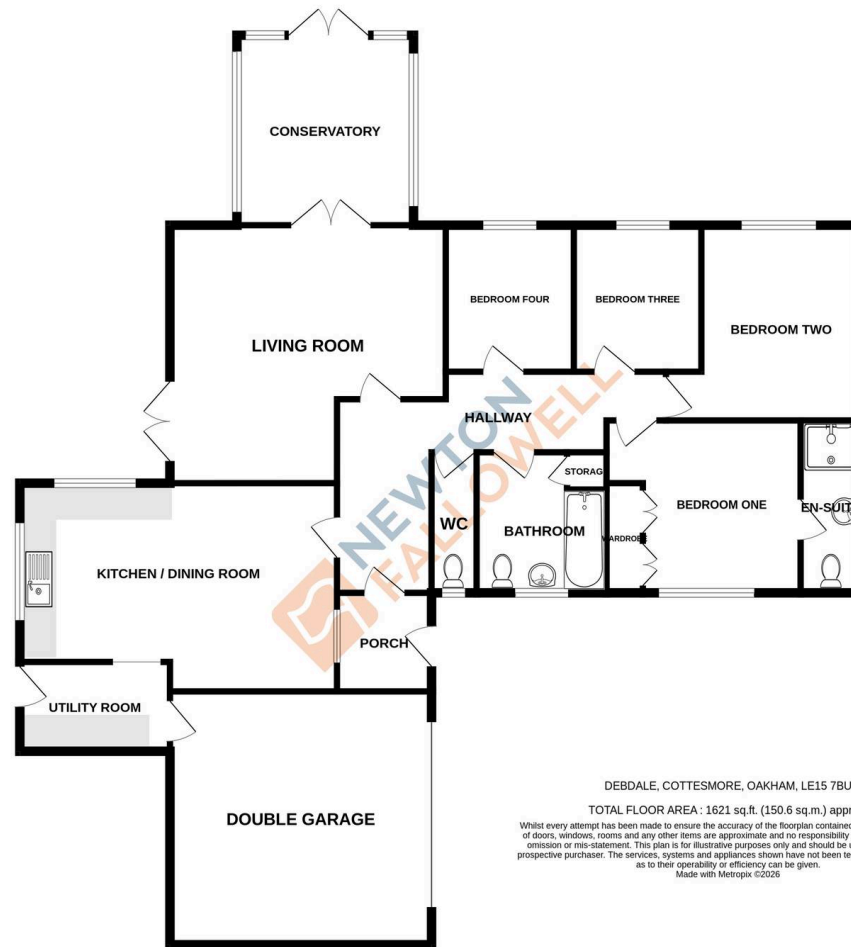
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
1621 sq.ft. (150.6 sq.m.) approx.



Newton Fallowell - Oakham

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