

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Kings Causeway, Nelson, BB9 0EU

### Offers In Excess Of £350,000

IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW

Presenting Kings Causeway, Brierfield, this exquisite three-bedroom detached bungalow offers a perfect blend of modern living and serene surroundings. Recently fully renovated, the property boasts a contemporary kitchen that is both stylish and functional, ideal for those who enjoy cooking and entertaining.

The bright conservatory invites an abundance of natural light, creating a warm and welcoming atmosphere throughout the home. Each of the three double bedrooms provides ample space and comfort, making it perfect for families or those seeking extra room for guests. The cosy lounge, complete with a log burner, offers a delightful space to unwind during the cooler months, while the modern bathroom features a luxurious free-standing bath, perfect for relaxation.

Surrounding the bungalow are stunning views that enhance the tranquil setting, complemented by a beautifully laid lawn garden, ideal for outdoor activities or simply enjoying the fresh air. The property also includes a driveway that accommodates multiple cars, along with a garage for additional storage or parking needs.

This delightful bungalow is not just a home; it is a lifestyle choice, offering comfort, style, and a peaceful retreat from the hustle and bustle of everyday life. With its prime location and impressive features, this property is a must-see for anyone looking to settle in a picturesque area.

# Kings Causeway, Nelson, BB9 0EU

## Offers In Excess Of £350,000

 3  1  1  D

- Impressive Detached True Bungalow
- Modern Fitted Kitchen
- Ample Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Spacious Plot
- Council Tax Band E

### Entrance Vestibule

5'3 x 3'7 (1.60m x 1.09m)

Composite double glazed frosted Rockdoor front door, spotlights, wood effect lino flooring and door to hall.

### Hall

27'6 x 3'7 (8.38m x 1.09m)

Spotlights, smoke detector, central heating radiator, wood effect lino flooring, doors leading to reception room, kitchen, three bedrooms and bathroom.

### Reception Room

21'2 x 16'8 (6.45m x 5.08m)

Two UPVC double glazed windows, two central heating radiators, four feature wall lights, pendant lighting, cast iron log burner with granite hearth and television point.

### Kitchen

16'5 x 14'4 (5.00m x 4.37m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect work surfaces, central island with breakfast bar, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, five ring induction hob, integrated dishwasher, integrated washing machine, space for American-style fridge freezer, spotlights, wood effect lino flooring, storage and UPVC double glazed French doors to conservatory.

### Conservatory

12'11 x 9'4 (3.94m x 2.84m)

UPVC double glazed window, polycarbonate roof, part wood panelled elevation, two feature wall lights, tiled flooring and UPVC double glazed French doors to rear.

### Bedroom One

14'3 x 13'3 (4.34m x 4.04m)

UPVC double glazed window, central heating radiator and pendant lighting.

### Bedroom Two

16'8 x 8'0 (5.08m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

16'8 x 6'3 (5.08m x 1.91m)

UPVC double glazed window and central heating radiator.

### Bathroom

14'2 x 7'2 (4.32m x 2.18m)

UPVC double glazed frosted window, upright central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding oval bath with mixer tap and rinse head, walk-in direct feed rainfall shower, spotlights, extractor fan, partially tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, stone chippings and access to detached garage.

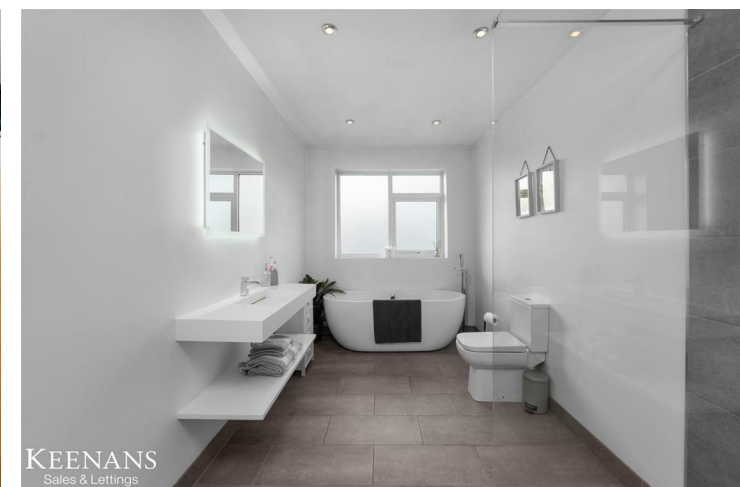
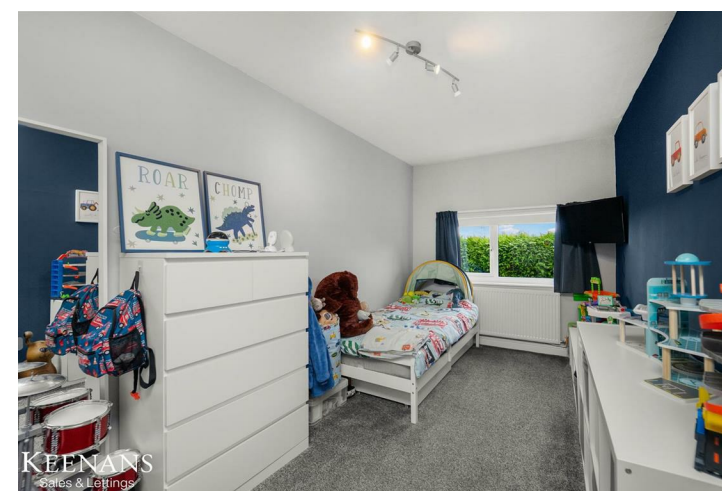
#### Garage

18'8 x 11'6 (5.69m x 3.51m)

Power, lighting, UPVC double glazed French doors and electric roller garage door.

#### Front

Tiered garden with Indian stone paving, stone chippings, bedding, mature shrubbery, shared access tarmac driveway and access to detached garage.



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