



# Lewis Close, Drakes Broughton

Asking Price: £315,000

- A neutrally decorated two/three-bedroom semi-detached bungalow with south facing garden
- Dual aspect lounge with fireplace and living flame electric fire
- Breakfast kitchen
- Good sized hallway with dining area
- Two double bedrooms plus an occasional bedroom/rear sitting room
- Garden room
- South facing garden with two low maintenance plastic storage sheds
- Drive with parking for at least two or three vehicles
- Quiet cul-de-sac location in a village with amenities

**Nigel Poole  
& Partners**

# Lewis Close

Drakes Broughton

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**\*\*A TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET CUL-DE-SAC LOCATION WITH SOUTH FACING REAR GARDEN\*\*** This semi-detached bungalow is neutrally decorated throughout and has a welcoming and relaxing ambiance. The spacious entrance hall has a dining area; the dual aspect lounge is light and airy with bow window and feature fireplace with living flame electric fire; breakfast kitchen with integrated oven and hob; two double bedrooms with a third room which is used as a rear sitting room but could be used as an occasional bedroom/hobby room/study; bathroom fitted with a white suite. The south facing rear garden feels very private and is low maintenance with patio, lawn and two plastic storage sheds. Gravelled drive provides parking for at least two or three vehicles. Popular village location with amenities including a shop with post office, hairdresser, two public houses, primary school, church, village hall and recreational ground.

## Front

A gravelled drive provides parking and leads to the entrance porch.

## Entrance Porch

Wooden with double glazed windows to three aspects. Tiled floor. Wall light.

## Entrance Hall/Dining Room 20' 7" x 8' 10" (6.27m x 2.69m)

Obscure decorative glazed entrance door. Cupboard housing gas-fired combination boiler. Ceiling light and pendant light fitting in dining area. Coving to the ceiling. Access into loft (which is insulated, part boarded with ladder and light).



## Dual Aspect Lounge 17' 3" x 9' 10" (5.25m x 2.99m)

A light and airy room double glazed window to side aspect and bow window to the front. The focal point of this room is the fireplace with living flame electric fire. Coving to the ceiling. Television point. Two radiators. Wall lights.



## Breakfast Kitchen 16' 0" x 7' 8" (4.87m x 2.34m)

Double glazed and leaded window to the front aspect. Range of wall and base units surmounted by wood effect work surface. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splash backs. Breakfast bar with plumbing and space for washing machine and space for further under counter appliance. Integrated oven and four ring electric hob with extractor hood. Space for fridge freezer. Plumbing and space for dishwasher. Two ceiling spotlights. Tiled floor.

## Bedroom One 12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to the rear aspect. Coving to the ceiling. Radiator. Ceiling light.



## Bedroom Two 12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window to the rear aspect. Radiator. This room is currently used as a home office.

## Occasional Bedroom/Sitting/Hobby

### Room 9' 3" x 8' 11" (2.82m x 2.72m)

Wooden glazed French doors into the garden room. Coving to the ceiling. Radiator.



## Bathroom 8' 1" x 5' 5" (2.46m x 1.65m)

Fitted with a white suite: 'P-shaped' bath with mains fed Triton shower, mixer tap and glass screen; pedestal wash hand basin and low level w.c. Tiled splash backs and floor. Ladder/towel radiator. Extractor fan. Ceiling light.



## Garden Room 18' 1" x 7' 7" (5.51m x 2.31m)

Being of wood and single glazed construction with French doors into the garden. Tiled floor. Radiator.



## South Facing Rear Garden

The garden is enclosed by fencing (with lighting) with a side gate leading onto the drive. It feels very private and is low maintenance with a lawn and patio seating area. There are two hard standing areas with plastic sheds.



Tenure: Freehold

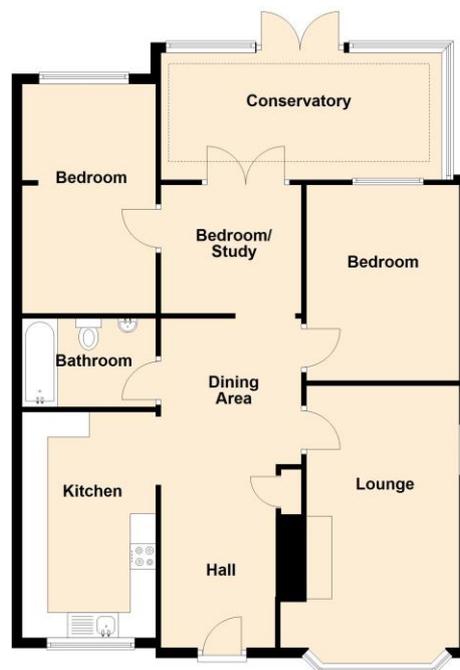
Council Tax Band: C

## Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BN

## Additional Information:

The lounge, bedroom windows and front door were replaced in 2023. No FENSA is available as the vendor fitted himself.

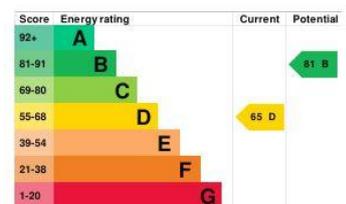


**Ground Floor**

Approx. 98.4 sq. metres (1059.0 sq. feet)

Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

Identity Checks-Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



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