



Property Description

Discover the charm of this two-bedroom detached bungalow, ideally situated in a sought-after village residential area. This property boasts uPVC double glazing and efficient gas central heating, ensuring comfort year-round. The entrance hall leads to a spacious lounge/dining room, perfect for entertaining, while the refitted kitchen offers modern convenience. Both double bedrooms provide ample space, complemented by a stylishly refitted bathroom. Additional features include a single garage, a block-paved driveway, and a low-maintenance garden to the rear, making this home an excellent choice for those seeking ease and accessibility. With no upward chain, this bungalow is ready for you to move in and make it your own.



Entrance Hallway

having ceiling light point, laminate wood flooring, two radiators and built in linen cupboard.

Lounge/Diner**Lounge Area** 3.55m x 2.74m (11' 8" x 9')

having uPVC double glazed window to rear aspect, ceiling light point, laminate wood flooring, radiator, television aerial point and fireplace with electric fire.

Dining Area 2.82m x 2.72m (9' 3" x 8' 11")

having uPVC double glazed door and window to rear aspect, ceiling light point, laminate wood flooring and radiator.

Refitted Kitchen 2.67m x 2.38m (8' 9" x 7' 10")

having uPVC double glazed window to side aspect, four ceiling spot lights, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, integrated oven with electric hob and extractor over, plumbing for automatic washing machine and space for tumble dryer.

Bedroom One 3.77m x 3.00m (12' 4" x 9' 10")

having uPVC double glazed window to front aspect, ceiling light point, laminate wood flooring, radiator and built in cupboard.

Bedroom Two 3.76m x 2.44m (12' 4" x 8')

having uPVC double glazed window to front aspect, ceiling light point, laminate wood flooring and radiator.

Bathroom 2.40m x 1.67m (7' 10" x 5' 6")

having opaque uPVC double glazed window to side aspect, four ceiling spot lights, tiled flooring, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

Having block paved drive to front and side allowing ample off road parking, gated access to rear and access to... Single Garage 4.98m x 2.34m (16' 4" x 7' 8") with double opening doors, light, power, uPVC double glazed window to rear and pedestrian door to rear. Rear garden is fully enclosed with paved patio and seating area, garden is low maintenance and pebbled and there is hard standing and timber shed.

Ground Floor
735 sq.ft. (68.3 sq.m.) approx.



Total Floor Area : 735 sq.ft. (68.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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11, Leyland Road
Bulkington
BEDWORTH
CV12 9LW

Energy rating

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Valid until

24 February 2029

Certificate number

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