



THE STREET | WORLINGTON

Substantial Detached Bungalow Offering Over 1,800 Sq Ft of Versatile Accommodation

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Guide Price £550,000 Freehold

FEATURES

- Substantial three-bedroom detached bungalow
- Over 1,800 sq ft of accommodation
- Positioned in the popular village of Worlington
- Excellent access to the A11 and surrounding road links
- Modern fitted kitchen and separate utility room
- Principal bedroom with en-suite
- Integral garage and ample off-road parking
- Attractive landscaped gardens

DESCRIPTION

A substantial and beautifully presented three-bedroom detached home occupying a central position within the popular village of Worlington, conveniently placed for easy access to the A11 and surrounding transport links.

Extending to over 1,800 sq ft, the property offers generous and versatile accommodation throughout, including two spacious reception rooms, a modern fitted kitchen, separate utility room and integral garage.

Three well-proportioned double bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a family bathroom.

The current owners have thoughtfully upgraded and modernised the property throughout, while also enhancing the outside space with attractive landscaped gardens and an improved driveway providing ample off-road parking. The result is a spacious and well-maintained family home offering an excellent combination of village living, generous accommodation and convenient transport connections.



ACCOMMODATION

Entrance Hall 6'0" x 7'1" (1.83m x 2.16m)

Window and door to front aspect. Built in coat cupboard.

Living Room 13'11" x 27'7" (4.25m x 8.40m)

Two bay windows to front aspect, wood burner and wood effect flooring. Double part glazed doors to;

Dining Room 14'11" x 11'7" (4.55m x 3.52m)

Wood effect flooring, with part double glazed doors leading to hallway and to kitchen.

Kitchen/Breakfast Room 16'5" x 9'7" (5.00m x 2.92m)

Well-appointed kitchen fitted with a wide range of wall and base units, complemented by a useful breakfast bar creating an ideal space for informal dining. Further features include an eye-level double oven, electric induction hob, space for fridge/freezer and washing machine, one-and-a-half bowl sink with drainer, tiled splashbacks and a window overlooking the rear aspect. Built in storage cupboard.

Utility Room 7'10" x 7'9" (2.40m x 2.36m)

Selection of wall and base units with stainless steel sink. Oil fired boiler, space for washing machine and dryer. Window and door to rear aspect.

WC 3'10" x 4'4" (1.17m x 1.33m)

Low level WC, corner hand wash basin and window to side aspect.

Hall 25'0" x 3'6" (7.62m x 1.07m)

Door leading to rear garden. Fitted storage unit with sliding doors, currently used as a home office space.

Master Bedroom 17'8" x 10'10" (5.38m x 3.30m)

Window to rear aspect, selection of fitted wardrobes.

En-suite 11'5" x 5'0" (3.47m x 1.52m)

Four piece suite comprising of corner shower cubicle, low level WC, hand wash basin and panel bath. Window to side aspect and part tiled walls.

Bedroom 2 12'0" x 11'7" (3.65m x 3.54m)

Window to side aspect, selection of fitted wardrobes.

Bedroom 3 11'6" x 11'8" (3.50m x 3.55m)

Window to side aspect, selection of fitted wardrobes.



Bathroom 6'6" x 11'7" (1.98m x 3.54m)

Four piece bathroom suite comprising of panel bath, separate shower cubicle, low level wc and hand wash basin. Part tiled walls and two windows to rear aspect.

Garage & Parking 17'8" x 10'3" (5.39m x 3.12m)

Electric garage door with power and lights. Parking on private driveway to the front of the property. There is full access to the rear, inc parking for several cars.

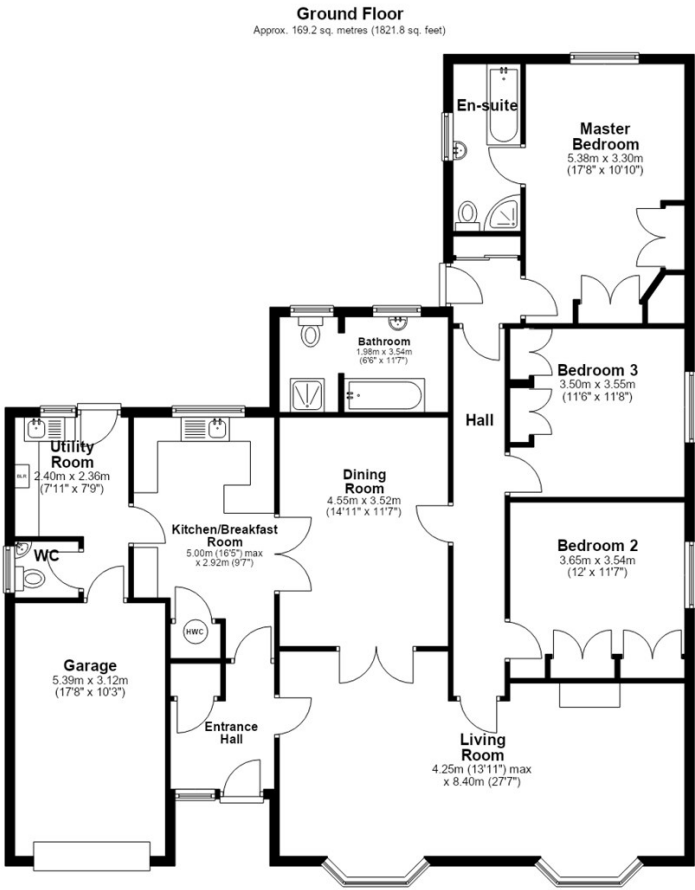
Garden

Well-maintained rear garden featuring a variety of mature shrubs and established trees, creating an attractive and private outdoor setting. Mainly laid to lawn with a shingle area and patio providing an ideal space for outside dining and entertaining. Further benefits include a generous timber outbuilding, an additional timber storage shed and gated access to the side.









Total area: approx. 169.2 sq. metres (1821.8 sq. feet)

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Council Tax Band : E

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THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

