



Set back from the road and secluded by hedging, this well-presented detached bungalow enjoys considerable privacy and also has the benefit of being offered with no onward chain.

Situated in the ever popular village of Wrangle, Beverly has been refurbished by the current owners with new carpets and doors. The accommodation comprises entrance hall and a spacious dining kitchen and lounge, together with two double bedrooms, the bathroom and WC. The property also benefits from uPVC double glazing and an oil-fired central heating system, along with a generous driveway and garage and lawned gardens to the front and rear.

Wrangle itself is a lovely village, with amenities to include a village shop, village hall, pub, popular takeaway and a primary school. It also has a great community spirit, never more apparent than at the annual Wrangle Show held on the playing field on the first weekend every July.

- Two Bedroom Detached Bungalow
- Offered With No Onward Chain
- Secluded Front and Rear Gardens
- uPVC Double Glazing
- Oil-Fired Central Heating
- Generous Driveway & Garage
- Tenure: Freehold.
- EPC Rating - 59 "D"
- Council Tax Band 'C'
- Sought-after Village Location







Entrance – via a canopy porch with glazed door and side panel which leads to the: **Entrance Hall** – Having radiator, airing cupboard housing the hot water cylinder and having doors arrange off to:

Lounge - 4.41m x 3.92m (14'6" x 12'10") The lounge enjoys a double aspect with uPVC double glazed window overlooking the front garden and a further uPVC window to the side. Radiator.

Breakfast Kitchen – 4.72m x 3.93m (15'6" x 12'11") The spacious dining kitchen also has a double aspect with uPVC double glazed window overlooking the front garden and a further uPVC window to the side. The kitchen comprises a range of fitted cupboard and drawer units to both base and eye level, with work-surfaces having an inset stainless steel sink/drainer with mixer tap. Space for washing machine/dishwasher and further space for full-height fridge/freezer. Inset cooker with stainless steel style extractor over, tiling where appropriate, radiator and space for dining table.

Bedroom One - 3.11m x 3.93m (10'2" x 12'11")

Bedroom one is a generous double bedroom with uPVC double glazed window to the rear aspect overlooking the garden and a radiator.

Bedroom Two - 3.42m x 2.95m (11'3" x 9'8")

Also a double bedroom, bedroom two has uPVC double glazed window to the rear aspect overlooking the garden and a radiator.

Bathroom

The bathroom comprises a white suite of panel bath with tiled surround and shower unit over, and a pedestal hand basin. Radiator and uPVC obscure-glazed window to the rear.

WC – With low-profile WC and uPVC obscured window to the rear.

A door from the kitchen also leads to the **Side Porch/ Boot Room** which has hanging space for coats etc. and a boiler cupboard housing the oil-fired central heating boiler. A door to the front as an alternative entrance and a further door leading to the:

Garage 5.21m x 2.71m (17'1" x 8'11") – Having up/over door to the front and window to the side aspect.

Outside

Being set well-back from the road behind established hedging, the property enjoys considerable seclusion from the road. This also affords for a good size front garden and the benefit of a generous driveway (with turning bay) which can accommodate several vehicles.

A footpath extends to the smaller rear garden which has been similarly laid to lawn and bordered with hedging. There is also a cold water tap at the rear, switchable light on the side and a PIR light on the front of the garage.







Ground Floor

Approx. 96.3 sq. metres (1036.9 sq. feet)



Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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