





RECENTLY RENOVATED AND MODERNISED TWO BEDROOM SEMI-DETACHED BUNGALOW IN A SOUGHT AFTER CUL DE SAC WITHIN THE LOVELY VILLAGE OF BRANTON. Superb finish throughout, with new kitchen, new shower room, beautiful new decor throughout and new carpets. This sure to be a popular one so make sure you book an internal inspection promptly. The bungalow briefly comprises of entrance hallway, lounge/diner, kitchen, two beautiful spacious bedrooms, modern shower room, off street parking on the driveway, front and rear mature gardens. BEAUTIFUL MOVE IN READY BUNGALOW.



ENTRANCE HALL

9' 1" x 3' 9" (2.79m x 1.15m) A beautiful renovation that is accessed via the side facing double glazed frosted door to the entrance hallway, an L-shaped hallway with storage cupboard, loft access point and side facing double glazed window.

LOUNGE/DINER

10' 1" x 17' 8" (3.09m x 5.39m) Spacious L-shaped reception room offering space for living/dining with new carpets, front facing double glazed bay window, radiator and coving to the ceiling.

KITCHEN

7' 1" x 11' 9" (2.17m x 3.59m) Fabulous new modern kitchen with a range of lovely fitted cabinetry, work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor fan above, electric oven, boiler in matching cupboard, space for freestanding appliance, radiator and front facing double glazed window.

BEDROOM

8' 8" x 14' 4" (2.66m x 4.37m) Beautiful bedroom with rear facing double glazed window, new carpets and radiator.

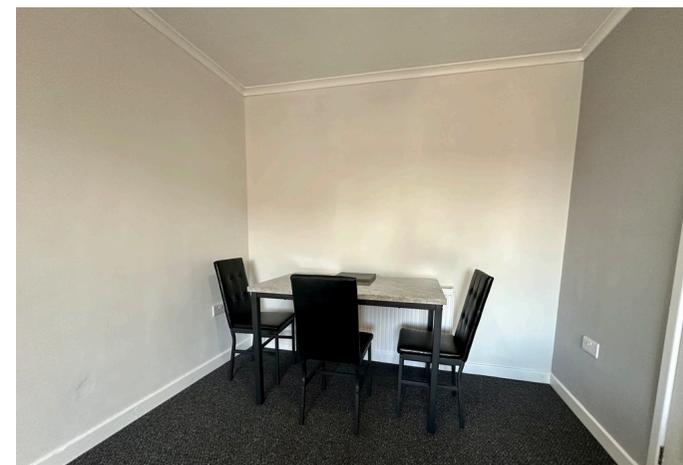
BEDROOM

8' 7" x 9' 1" (2.63m x 2.77m) Further bedroom with new carpets, benefitting from rear facing double glazed French doors to the garden patio and a radiator.



SHOWER ROOM

5' 5" x 6' 10" (1.66m x 2.09m) Immaculately presented shower room with new modern fixtures comprising of a low flush WC, wash hand basin within a vanity unit, walk-in shower with glass divide, dual chrome shower head, spotlights, extractor fan, partially tiled walls, heated towel radiator, tiled flooring and side facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Small laid to lawn area with mature bushes, open access to the paved driveway providing off street parking and side access gate to the rear garden.

REAR GARDEN

Fantastic mature rear garden with fence enclosure, paved/gravelled lower area, raised border, raised patio, pebbled decorative area and a mixture of trees/bushes.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

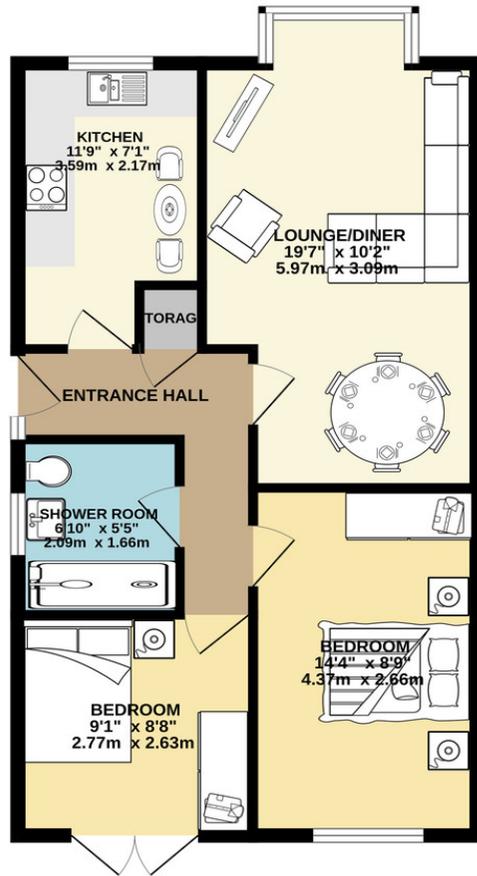
INSTALLATION DATE: 2025

FULLY REWIRED: 2025

SERVICES: MAINS



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their availability or performance from this date.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		