



This impeccably presented three-bedroom detached bungalow has been extensively refurbished to an exceptional standard by the current owners. Having purchased the property just three years ago with the intention of creating their forever home, no expense has been spared in the thoughtful modernisation of the accommodation, with high-quality fixtures and fittings evident throughout.

A welcoming entrance hall leads to beautifully appointed living spaces, complemented by attractive Karndean herringbone oak coloured flooring flowing seamlessly through the hallway, lounge and kitchen. The property has been tastefully upgraded and re-decorated in neutral tones and benefits from quality carpets, creating a stylish yet comfortable living environment. At the heart of the home is a stunning contemporary kitchen and utility room, fitted with an impressive range of premium Miele appliances including a fridge freezer, dishwasher, washing machine, tumble dryer, oven and hob.

To the rear, a delightful conservatory provides additional living space and enjoys views over the private, low-maintenance garden. Designed for ease of upkeep, the garden is predominantly laid to patio and enhanced by an abundance of established shrubs and bushes, which provide both privacy and year-round colour, creating a wonderfully secluded outdoor retreat.

Council Tax Band – D

EPC - C





Entrance Hall – 5.91m x 1.46m (19'5" x 4'9") A uPVC entrance door with stained glass panel opens into the welcoming reception hallway, featuring attractive Karndean herringbone oak coloured flooring. There is a radiator, ceiling light point and an airing cupboard housing the hot water cylinder. The flooring continues seamlessly into the lounge and kitchen, creating a cohesive and contemporary feel throughout the principal living areas.

Lounge – 4.88m x 3.56m (16'0" x 11'8") A bright and comfortable reception room enjoying a uPVC double glazed bay window to the front elevation fitted with blinds. The room benefits from the continuation of the Karndean herringbone flooring and centres around an attractive fireplace with surround, back panel and hearth. There are two radiators, wall and ceiling light points, whilst the electric stove is available by separate negotiation.

Kitchen – 2.68m x 3.45m (8'10" x 11'4") Beautifully re-fitted by the current owners to an exceptional standard, the kitchen comprises a range of contemporary cream-coloured handleless base and wall units with complementary wood-effect work surfaces. Features include deep pan drawers, LED kickboard lighting, a single drainer sink unit with mixer tap and vegetable spray attachment, and an excellent range of integrated Miele appliances including a fan oven, steam oven, fridge and freezer. A uPVC double glazed window overlooks the rear garden. **Utility Room – 1.68m x 2.64m (5'6" x 8'8")** Fitted with matching units to complement the kitchen, the utility room provides additional worktop and storage space together with integrated Miele dishwasher and Blomberg washing machine and tumble dryer. There is access to a useful **pantry and cloakroom**, together with a door leading into the conservatory.

Conservatory – 3.50m x 2.78m (11'6" x 9'1") Constructed of brick and uPVC with fitted blinds, radiator and pendant light fitting. Currently utilised as a dining room by the present owners, this versatile additional reception space enjoys pleasant views over the rear garden and benefits from French doors opening directly onto the patio.

Bedroom One – 4.44m x 3.13m (14'7" x 10'3") A generous principal bedroom situated to the rear of the property with a double glazed window overlooking the garden, fitted blinds and radiator. Free-standing wardrobes and bedroom furniture may be available by separate negotiation. **En-Suite Shower Room – 1.14m x 2.72m (3'9" x 8'11")** Stylishly modernised by the current owners and fitted with a double shower enclosure, contemporary wash hand basin with storage cupboards beneath and a concealed cistern low flush WC. Finished with attractive wall treatments incorporating part tiling and acoustic panelling, together with vinyl flooring and a chrome heated towel rail

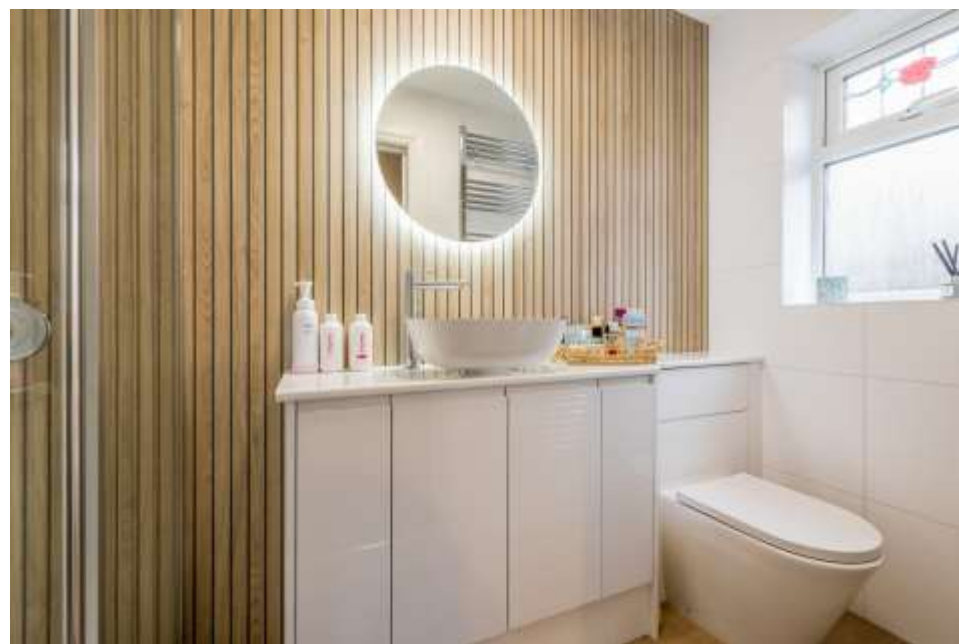
Bedroom Two – 3.14m x 3.53m (10'4" x 11'7") A well-proportioned double bedroom positioned to the front elevation with double glazed window, fitted blinds and radiator. A large free-standing wardrobe is available by separate negotiation.

Bedroom Three – 2.17m x 3.53m (7'1" x 11'7") A versatile third bedroom which could equally serve as a guest room, dressing room or home office. Having a uPVC double glazed window to the side elevation with fitted blinds and radiator.

Bathroom Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. The bathroom remains original to the property but has been exceptionally well maintained and is presented in neutral tones. There is a radiator and a uPVC double glazed window to the rear elevation.

Outside To the front of the property, a gravelled driveway provides ample off-road parking. The front garden is attractively landscaped with established shrubs and planted borders. **Garage – 4.96m x 2.80m (16'3" x 9'2")** Having an up-and-over door, power and lighting. The rear garden offers an excellent degree of privacy and seclusion. Enclosed by a combination of fencing, mature trees and established planting, the garden has been designed with ease of maintenance in mind and is predominantly laid to patio. A variety of mature shrubs and bushes provide year-round colour and interest, whilst creating a tranquil setting for outdoor dining, entertaining or simply relaxing during the warmer months.







Total area: approx. 111.5 sq. metres (1200.4 sq. feet)

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Plan produced using PlanUp.

