

100 Marshland Road

Moorends DN8 4SZ

Offers Around £382,500

FREEHOLD

Superb Opportunity - SPACIOUS FOUR bedroom DETACHED dormer bungalow with substantial former CAR/MECHANIC GARAGE sold as a whole. FREEHOLD. Prominent main road position. VIEWING STRICTLY BY APPOINTMENT ONLY.





• SPACIOUS FOUR BEDROOM DETACHED • Large lounge, Dining room, Kitchen • En-suite to master, Family bathroom

ENTRANCE HALL

UPVC double glazed entrance door and UPVC double glazed side window. Feature spindle balustrade staircase with half landing to the first floor. Laminate floor. Door into a useful storage cupboard also housing the wall mounted 'Worcester' gas combi boiler. Radiator. Doors off to all rooms.

LOUNGE

24'5" x 14'1" measured to maximum points

Rear facing UPVC double glazed patio door with side window and rear facing UPVC double glazed window. Feature reconstituted stone fireplace with stone flagged hearth and timber mantle with gas supply. Wall lights. Feature plaster dado rails, coving and detailing to the walls. Radiator.

DINING ROOM

10'10" x 10'0" maximum points

Side facing UPVC double glazed window. Radiator.

KITCHEN

11'6" x 10'0" maximum

Front and rear facing UPVC double glazed windows. Fitted with a range of oak wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer and splashback tiling. Integrated electric oven and gas hob with extractor above. Integrated dishwasher and space for washing machine. Tiled floor. Radiator.

BEDROOM THREE

14'0" x 11'7"

Front facing UPVC double glazed window. Radiator.

BEDROOM FOUR

10'10" x 8'10"

(Showing on photograph as study) Side facing UPVC double glazed window. Radiator.

BATHROOM

8'11" x 6'9"

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled corner bath with mixer tap attachment, pedestal wash hand basin and w.c. Tiled walls. Radiator.

LANDING

Spindle balustrade to the staircase. Skylight window. Useful eaves storage cupboards. Radiator. Doors off to two bedrooms.





• UPVC double glazed, Gas central heating • 13.4m Garage to property • 6.6m x 4.27m Mechanics workshop

MASTER BEDROOM

14'0" x 12'8" maximum

Rear facing UPVC double glazed window. Built-in storage cupboards to the eaves. Radiator. Door into the en-suite.

EN-SUITE SHOWER ROOM

7'1" x 6'11"

Side facing skylight window. Fitted with a suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator. Useful storage cupboard.

BEDROOM TWO

12'1" x 11'9"

Front facing UPVC double glazed window. Walk-in wardrobe. Useful built-in eaves storage. Radiator.

BUNGALOW GROUNDS

There is a walled front garden with lawn and established shrub borders which extends to the side of the bungalow onto the driveway with wrought iron gates and railings and leads to the garage.

The rear garden is paved with slate chipped area, ornamental fishpond and a timber deck to the summerhouse. There is a brick boundary wall to the rear boundary with wrought iron railings and conifer hedge to the left hand side. There is access down the left side of the bungalow where there is a timber shed and extends back to the front garden.

GARAGE

44'2" x 11'6"

Electric light and power. Double timber access doors. Tiled roof.

COMMERCIAL GARAGE

Has traded in the past as D Brown MOT and vehicle repair garage with three phase electric supply. There is a walled frontage with customer parking area and access into the garage with further access to the right hand side of the building where we understand the boundary extends to approximately 3.46m from the side of the garage. Access to the second workshop is to the right hand side.

SALES AREA

19'5" x 19'0"

Front glazed windows and entrance door with roller shutters. Door into the store area and then office.

STORE AREA

12'4" x 5'7"

Door into the office.





• 12.3m x 8.8m Mechanics workshop • 5.8m x 5.9m Sales area • Three Phase Electrics to garage • FREEHOLD

OFFICE

8'11" x 5'5"

FRONT GARAGE/WORKSHOP

21'8" x 14'0"

Front roller shutter vehicular access door. Door into the second garage/workshop.

SECOND GARAGE/WORKSHOP

40'8" x 29'0"

Side roller shutter vehicular access door. Door into a storeroom and external side pedestrian door.

STORE ROOM

16'0" x 5'11"

FORMER W.C

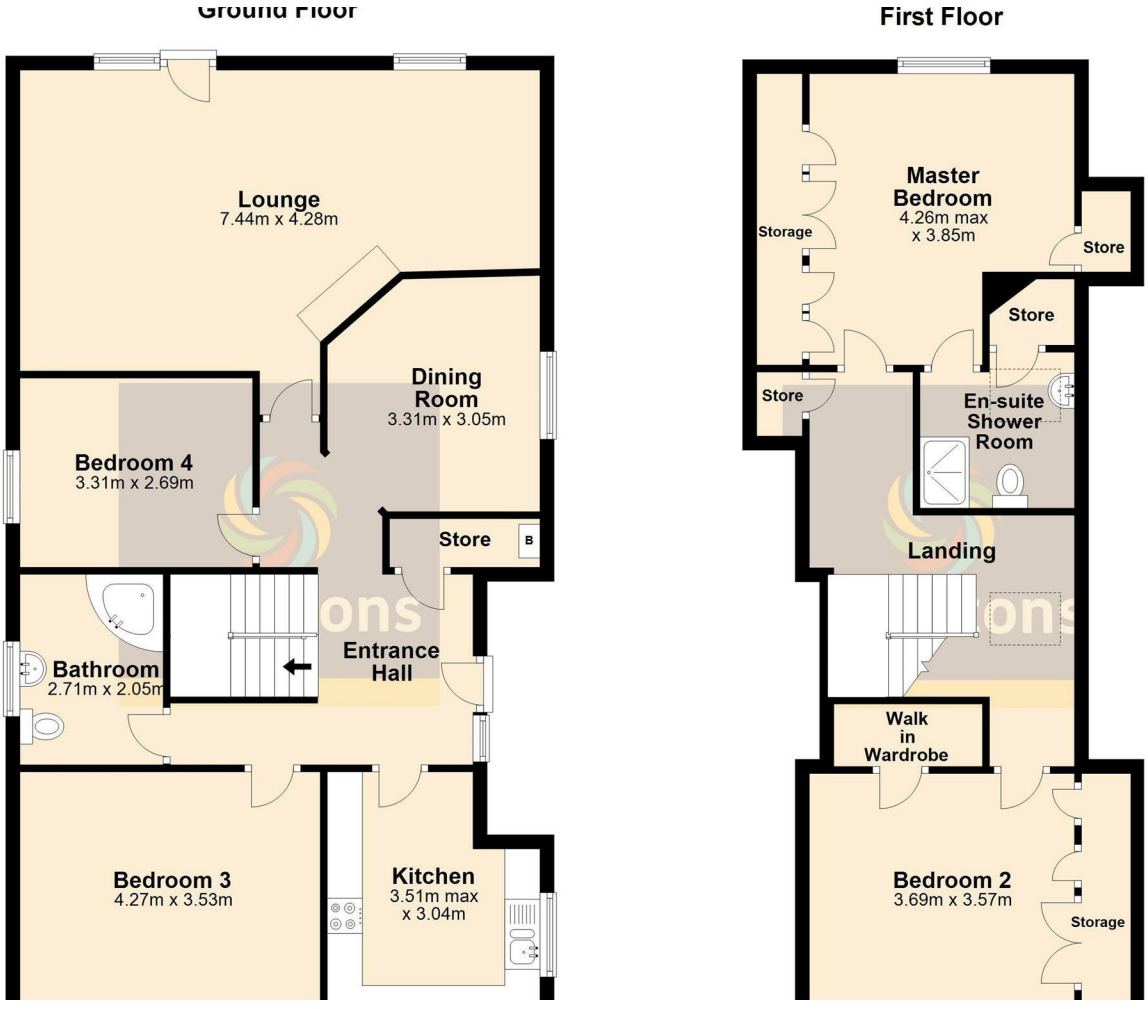
6'7" x 5'11"

Accessed from the front, this was originally a customer w.c.

W.C

7'10" x 5'11"

External access door. Side facing window. Wash hand basin and w.c.









Additional Information

Local Authority -

Council Tax - Band B

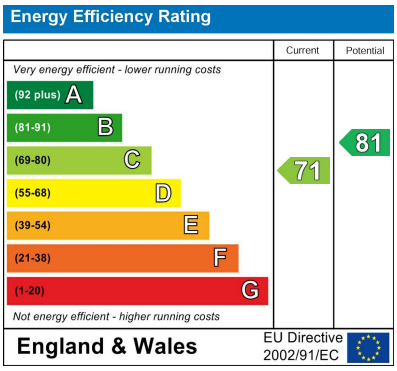
Viewings - By Appointment Only

Tenure - Freehold

Floor Plan







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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