



## 1 Hall View, Caego, LL11 6YP

**£240,000**

Nestled in the charming area of Caego, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience.

The bungalow features two reception rooms, Conservatory, Kitchen, modern shower room and 2 well-proportioned bedrooms.

One of the standout features of this property is the generous low maintenance corner plot with 2 driveways and 2 garages.

Overall, this semi-detached bungalow in Caego presents a wonderful opportunity for anyone seeking a comfortable and practical living space in a desirable location. With its inviting layout and ample parking, it is sure to appeal to a wide range of potential buyers.

Contact olivegrove on 01978 750234 to arrange a viewing.

The property is approached via tarmacadam driveway leading to steps down to a covered porch area with UPVC front door.

### **Porch**

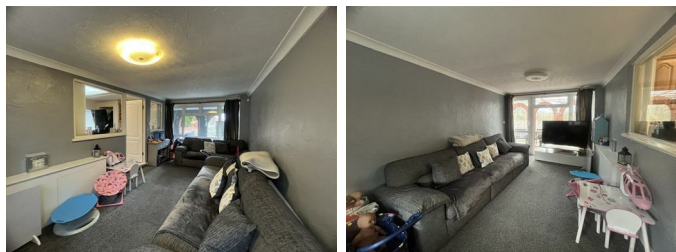
Carpeted porch area. UPVC double glazed window to front elevation. Inner door leading to:

### **Kitchen Diner 13'4" x 11'1" (4.07 x 3.37)**



Tiled flooring, UPVC french doors to front patio area. Radiator, alarm system, 2 windows into the sitting room, velux roof light window. Range of solid oak wall, drawer and base units with complimentary worktop above. Stainless steel sink and drainer with chrome mixer tap, space and plumbing for washing machine. Integrated electric fan oven and convector hob with extractor fan above. Traditional country splash back tiles, phone point and doors off to sitting room and lounge.

### **Sitting / Dining Room 9'8" x 18'1" (2.94 x 5.52)**



Large flexible reception room, carpeted, TV and phone points. Radiator, wall lights, Large UPVC double glazed picture window to front elevation and large UPVC double glazed window with door to rear elevation opening onto covered BBQ patio area.

### **Lounge 10'5" x 15'7" (3.17 x 4.76)**

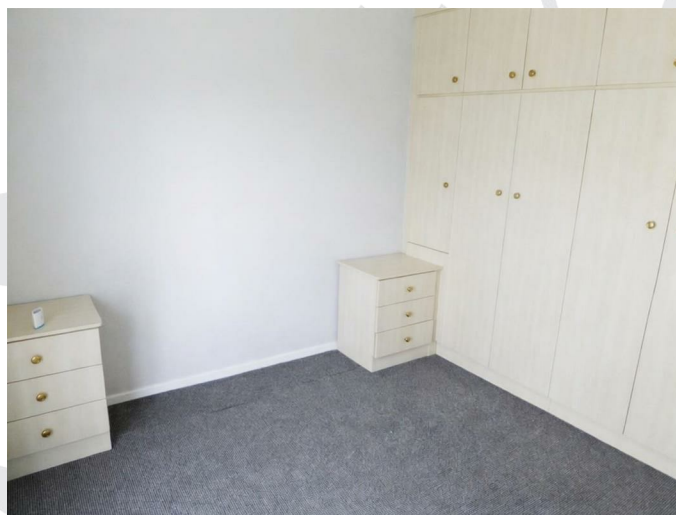


Large lounge with UPVC double glazed patio doors with blinds and curtains leading to front patio area. Carpeted, radiator, TV point, coal effect gas feature fireplace with marble surround and hearth. Door leading to inner hallway.

### **Inner Hallway**

Carpeted, storage cupboard with boiler, loft access, doors off to

### **Bedroom 1 10'4" x 10'11" (into cupboards) (3.16 x 3.32 (into cupboards))**



Carpeted, fitted wardrobes and bedside tables. Chrome down lighters, radiator, TV point, patio doors leading into the conservatory.

### Bedroom 2 11'1" x 7'10" (3.39 x 2.40)



Carpeted, radiator, fitted cupboards, TV point, patio doors leading into the conservatory.

### Shower room



Tiled Floor and walls, Large Shower with Glazed panel and Thermostatic shower. Close coupled W.C. Vanity basin and heated towel rail.

### Conservatory 18'8" x 7'1" (5.69 x 2.15)



Stone effect tiled flooring, polycarbonate roof, half brick and UPVC double glazed windows to exterior wall overlooking rear patio. Radiator, TV point, UPVC double glazed door to rear.

### Outside

### Front / Side



Driveway for 2-3 vehicles, large front gardens on a corner plot with gravelled areas at front and side and patio seating area. Fence and hedge surround. Garage. Access to rear via wrought iron gate.

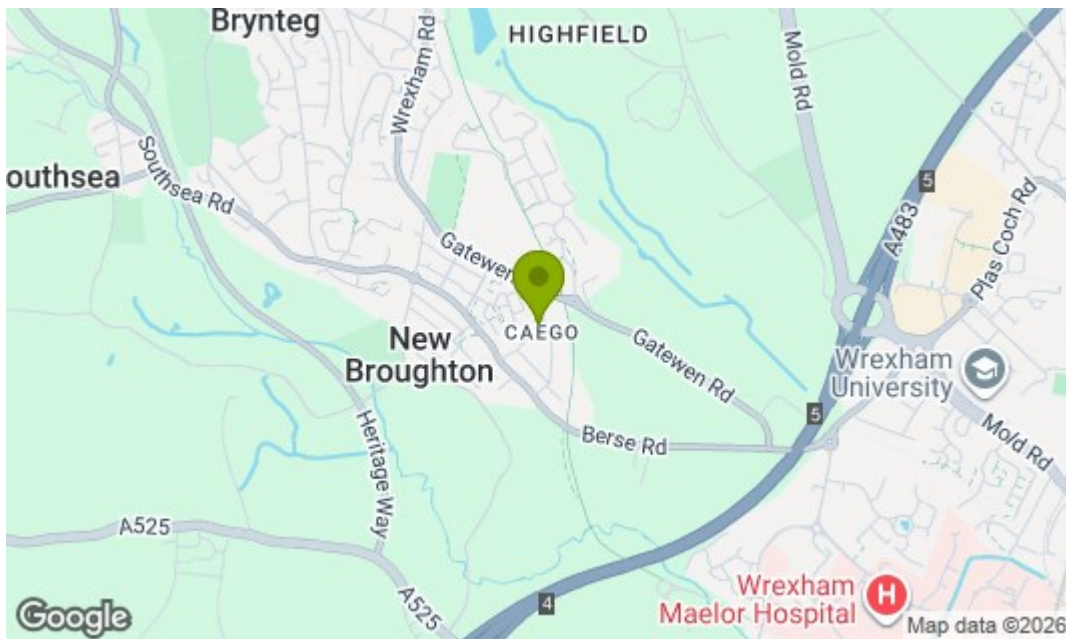
### Rear



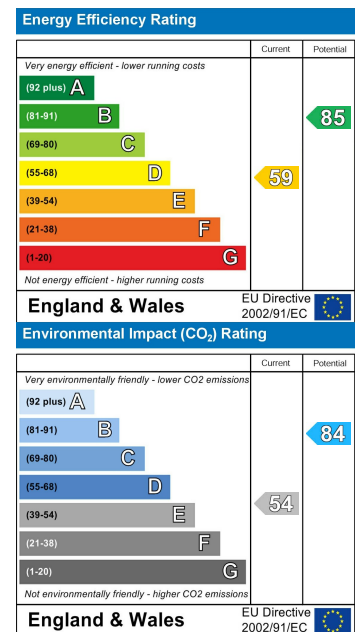
Covered quarry tiled BBQ patio area with electrics, outside tap and lighting. Flag paved patio area, separate wooden vehicular access gate from main road to further parking area for several vehicles and freestanding Garage, further paved area, wooden and concrete fence surround. Access to side and front gardens via gate.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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