



Hammond Drive, Northleach

Guide Price £400,000



Situated on the peaceful cul-de-sac of Hammond Drive, on the outskirts of the market town of Northleach, this well-cared for and presented, 1985 two/three-bedroom bungalow offers an ideal opportunity for those seeking to downsize or enjoy easily accessible, single level living.

Step through the front door into the entrance hall, which opens into a bright and airy open plan living space. The current layout places the main living area at. This flows seamlessly into a generous dining area, large enough to comfortably accommodate table and chairs to seat six people. From here, the space continues into a sleek, modern kitchen. A door leads through to a well-proportioned utility room, with newly fitted extractor fan, offering plenty of room for additional appliances, and ease of clothes drying.

The dining area serves as the central hub of the home, with double doors opening into the double glazed conservatory and a hallway leading towards the bedrooms. There are two double bedrooms, one of which features built-in full length glass wardrobes, alongside a walk-in dressing room that could be used as a third single bedroom. The main bedroom also benefits from its own en-suite shower room.

Outside, the rear low maintenance garden has been beautifully landscaped, featuring a spacious wraparound patio with steps leading up to a mosaic patio area.

To the side of the property sits a single garage with electricity, accompanied by a driveway providing parking for one car.

EPC: D

Council Tax Rate: D

Tenure: Freehold





Main House Approx. Gross Internal Area:- 101.38 sq.m. 1091 sq.ft.
Garage Approx. Gross Area:- 12.75 sq.m. 137 sq.ft.
Total Approx. Gross Area:- 114.13 sq.m. 1228 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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