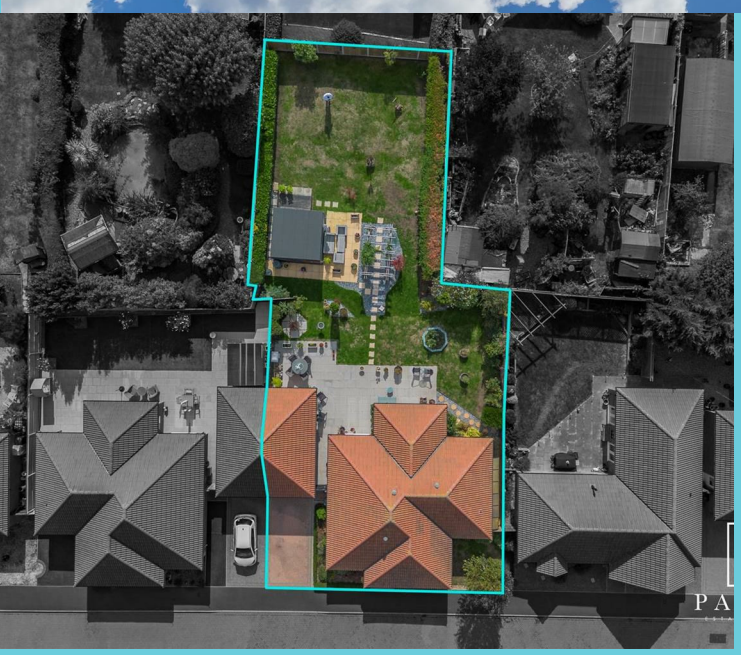
PAVEYS
ESTATE AGENTS

9, Orchard Gardens

Kirby Cross, CO13 0FL

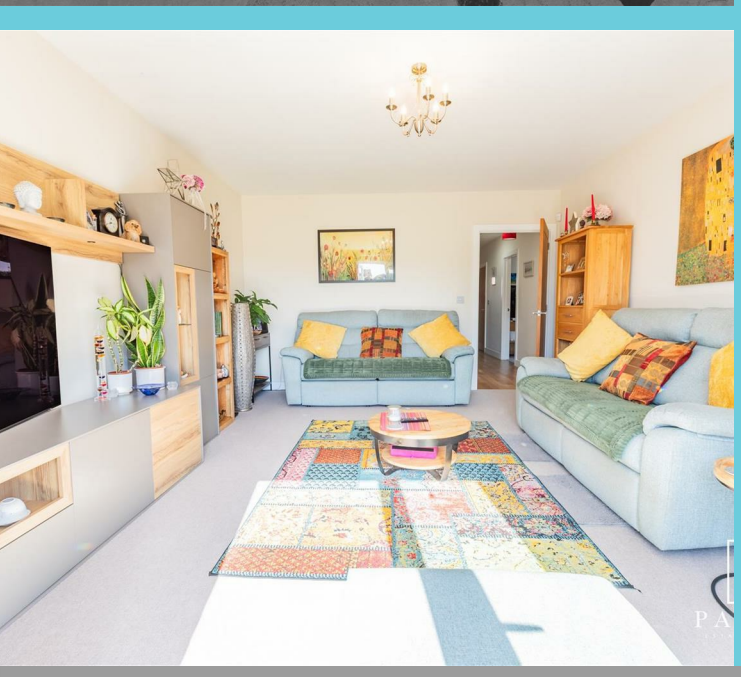
Price £480,000 Freehold



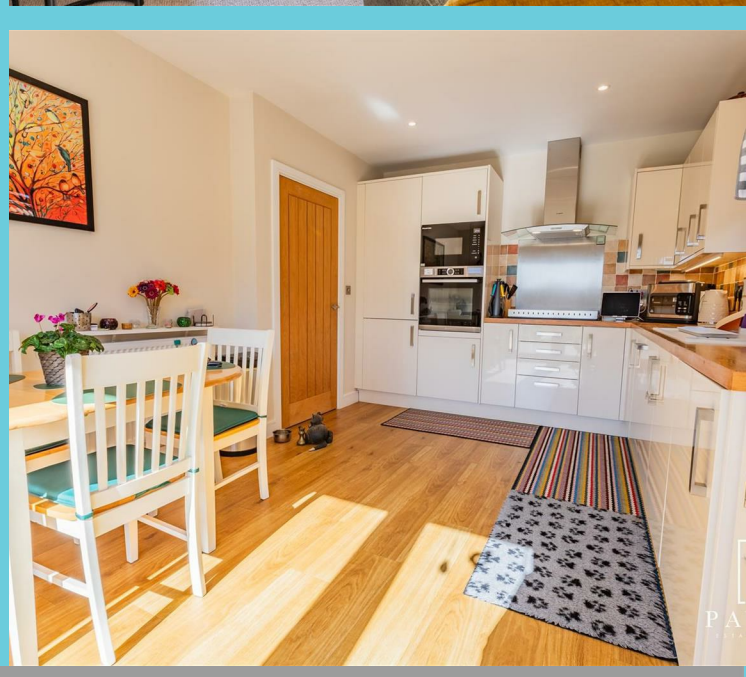












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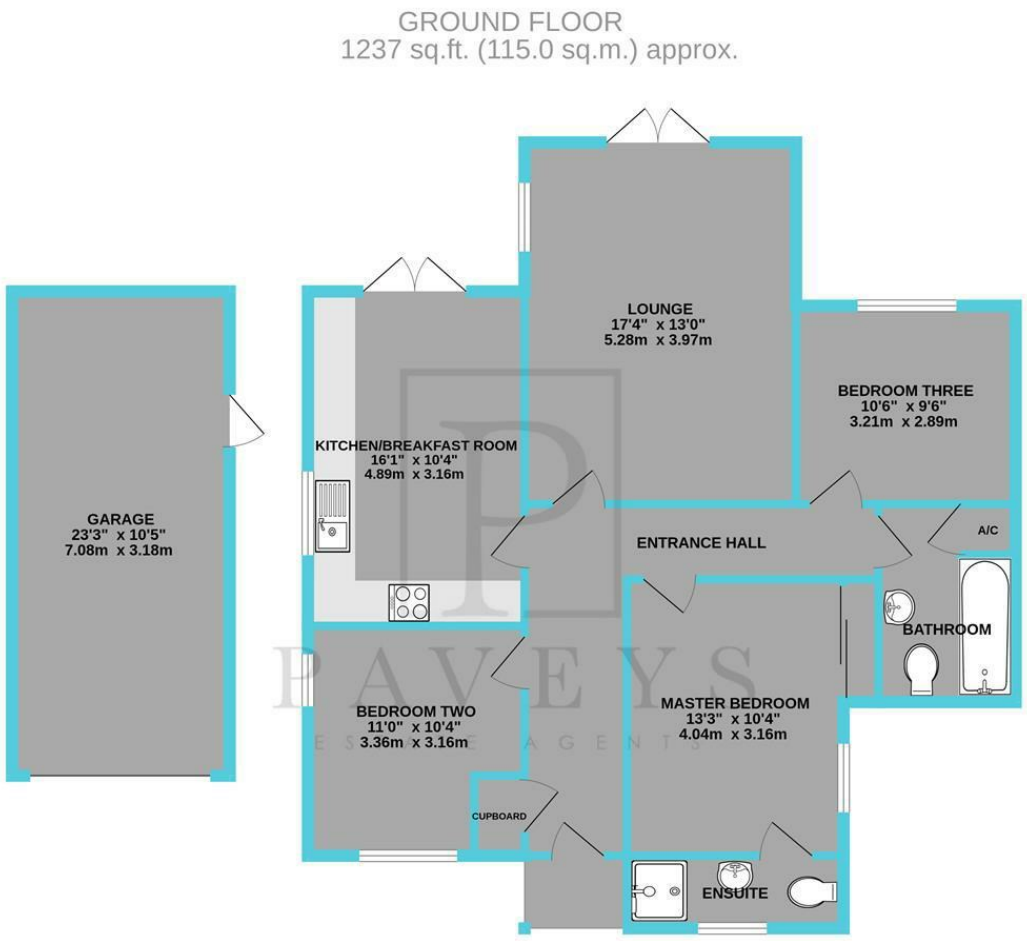
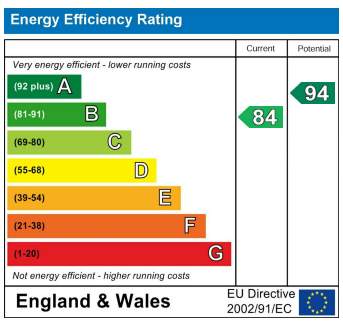
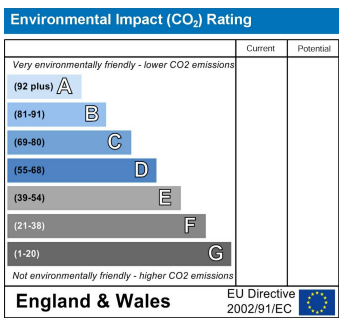
Beautifully Presented Detached Bungalow with Stunning South-Facing Gardens. Occupying a generous plot of approximately 0.16 acres within a peaceful cul-de-sac, this modern detached bungalow is beautifully presented both inside and out. The spacious and versatile accommodation features three double bedrooms, a contemporary en-suite shower room and a stylish family bathroom, all finished to a high standard. The bright and sunny kitchen/breakfast room enjoys direct access to the garden, creating the perfect space for everyday living and entertaining. Outside, the beautiful south-facing gardens provide a wonderful setting to relax and enjoy the sunshine, with the added benefit of a summer house/workshop offering excellent potential for hobbies, home working or additional storage. Further features include a garage, driveway parking and a highly convenient location close to local shops, schools and transport links. An exceptional bungalow that combines modern comfort with peaceful surroundings. Call Paveys to arrange your appointment to view.









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ENTRANCE HALL
Composite entrance door to front aspect, LVT flooring, smooth ceiling, built in cupboard, loft access, radiator.

LOUNGE 17'4 x 13' (5.28m x 3.96m)
Double glazed patio doors to rear garden, double glazed window to side, fitted carpet, smooth ceiling, TV point, radiator.

KITCHEN BREAKFAST ROOM 16'1 x 10'4 (4.90m x 3.15m)
Hi gloss over and under counter units, wooden work tops, inset sink and drainer with mixer tap. Built in Bosch oven and Hotpoint microwave, induction hob with Bosch extractor over, integrated dishwasher. Double glazed double doors to rear garden, double glazed window to side, LVT flooring, smooth ceiling, spot lights, part tiled walls, radiator.

MASTER BEDROOM 13'3 x 10'4 (4.04m x 3.15m)
Double glazed window to side, fitted carpet, smooth ceiling, built in wardrobe with mirror fronted sliding doors, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

BEDROOM TWO 11'1 x 10'4 (3.38m x 3.15m)
Double glazed window to front and side aspects, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 10'6 x 9'6 (3.20m x 2.90m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, radiator.

BATHROOM
Modern white suite comprising of low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to front, LVT flooring, fully tiled walls, spot lights, built in airing cupboard, chrome heated towel rail.

OUTSIDE FRONT
Established garden with boxed hedgerows, lawn area with tree, paved pathway, driveway to the front of the Garage providing off road parking, gated access to rear garden.

OUTSIDE REAR
A beautifully landscaped South facing garden measuring 0.16 of an acre. The majority of the garden is laid to lawn and stocked with a vast array of established planting including flower and shrub borders, retaining hedgerows and raised flower beds. Generous patio area, feature pergola with patio, summer house/workshop (11'5 x 11'5), exterior power and light, access to Garage, gated access to front.

GARAGE 23'3 x 10'5 (7.09m x 3.18m)
Up and over door, courtesy door to rear garden, power and light connected (not tested by Agent).

AGENTS NOTES
There is an annual maintenance fee paid on the site of £200-£300 PER ANNUM.
The account for 2026 was £267.00.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.