



**76 Oakleigh Avenue**

- TWO BEDROOM LINK DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- GARAGE
- DESIRABLE CORNER PLOT POSITION

**Offers In Region Of £230,000**  
EPC Rating '61'





## Property Description

### DESCRIPTION

Situated in a highly desirable residential location, this well-presented two-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers including downsizers, and those seeking single-level living.

The property has been thoughtfully refurbished and is ready to move straight into, benefiting from bright, neutral decor throughout and an abundance of natural light.

The accommodation briefly comprises a welcoming entrance, generous lounge featuring a large picture window and feature fireplace, creating a warm and inviting living space. The modern fitted kitchen offers ample storage and workspace, with direct access through to a delightful conservatory, providing an additional reception area overlooking the garden—perfect for relaxing or entertaining.

There are two well-proportioned bedrooms, both tastefully decorated, alongside a contemporary bathroom fitted with a sleek white suite and stylish tiling.

Externally, the property boasts attractive wrap-around gardens, extending to the side and rear of the bungalow.



The outdoor space is beautifully maintained, offering a combination of lawn, patio seating areas and mature planting- ideal for enjoying the outdoors, entertaining or simply relaxing in a private setting. A driveway leads to a garage, providing convenient off-road parking.

#### KITCHEN

A bright fitted kitchen with a range of wall and base units, complementary work surfaces, and an integrated double oven and hob. The space features a colourful tiled splashback, room for a small dining table, and space for appliances, including an under-counter washing machine and freezer which are included in the sale. Double doors open into a conservatory, providing excellent natural light and direct access to the garden.



#### LIVING ROOM

A spacious and well-presented living room featuring a large front-facing window that floods the space with natural light. The room benefits from neutral decor and carpeting throughout, creating a bright and welcoming atmosphere. A feature fireplace provides a focal point, making it an ideal space for relaxing or entertaining.

#### MASTER BEDROOM

A spacious and light-filled bedroom featuring a large window overlooking the garden. The room benefits from fitted wardrobes with mirrored sliding doors, providing excellent storage while enhancing the sense of space. Finished in neutral tones with soft carpeting, creating a calm and comfortable retreat.



#### BATHROOM

A stylish and modern bathroom fitted with a contemporary white suite, including a bath with overhead rainfall shower and glass screen, wash hand basin set within vanity unit, and WC. Finished with attractive marble-effect wall tiling and complemented by a frosted window providing natural light while maintaining privacy.

#### BEDROOM 2

A well-proportioned second bedroom featuring a large window allowing plenty of natural light. The room benefits from fitted overhead storage and neutral decor throughout making it ideal as a guest room, home office or single bedroom.



#### EXTERIOR

The property enjoys attractive kerb appeal with a well-maintained front garden, a driveway providing off-road parking, and an attached tandem garage offering space for two vehicles. To the rear, a beautifully presented garden wraps around the side of the bungalow, featuring a generous lawn, maturing planting, and a paved patio area-ideal for outdoor seating and entertaining.



**PURCHASE DETAILS:** Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call-in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		