



- A substantial detached bungalow occupying a large 1/4 acre (approx.)
- Spacious lounge with doors onto garden and separate dining area
- Kitchen breakfast room with pleasant views and separate utility room, w.c.
- Three double bedrooms, ensuite and family bathroom
- Extensive, well tended level grounds adjoining open fields
- Private driveway parking for several vehicles leading to double garage



"A substantial detached bungalow constructed during the 1950's which was reconfigured, extended and updated during the late 1980's, occupying a large level plot measuring approx. quarter acre with private drive to double garage and far-reaching valley views".

The accommodation comprises an entrance porch opening into an entrance lobby and dining area with handy storage cupboards. There is a spacious lounge with dual aspect and patio doors opening onto the rear garden. The kitchen is well fitted with a good range of units, integrated appliances, space for a breakfast table and a pleasant view of the garden. From the kitchen there is a second entrance hallway providing access to a separate utility room with door directly onto garden, there is also a floor mounted oil-fired boiler in this room providing domestic hot water and central heating, also from hallway there is also a door to handy cloakroom, also onto the private drive and into the double garage. There are three bedrooms one of which enjoys an ensuite shower room and there is also a family bathroom.

Outside to front is a private drive providing parking for several vehicles and leading to the double garage, the driveway is bordered on both sides by well tended lawns and flower borders. There is easy access to both sides of the property leading into a large, fully enclosed, and well-tended garden with lawns, patio areas, flower beds and mature trees. The garden adjoins open fields and enjoys un-interrupted views across the cam valley. The garage benefits from power, lighting and a set of wooden steps leading to a storage area in the loft space. The property is offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** F.





Approximate total area^m
1521 ft²
141.3 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.