





**STUNNING RURAL POSITION & A FABULOUS FOUR BEDROOM DETACHED BUNGALOW IN A MUCH SOUGHT AFTER LOCATION...This superb detached home located in South Bramwith is a must see for anyone looking for a spacious bungalow. Positioned on a generous plot with open field views to the rear, an early inspection is highly recommended to avoid disappointment. In brief the bungalow comprises of entrance porch, entrance hallway, living room with log burner, open plan kitchen/dining area, utility room, master bedroom with en-suite shower room, three further spacious bedrooms, fabulous bathroom with freestanding bath, large driveway, double garage and beautiful field views from the large rear garden. AMAZING BUNGALOW IN A QUIET LOCATION.**

#### ENTRANCE PORCH

2' 8" x 5' 10" (0.83m x 1.80m) On entering this property via the front facing double glazed door, there is a further door to the generous hallway, two front facing double glazed windows and tiled flooring.

#### ENTRANCE HALL

8' 7" x 24' 5" (2.63m x 7.45m) Front facing double glazed frosted door to the hallway, tiled flooring, two radiators, loft access point and a large storage cupboard with two access doors.

#### LIVING ROOM

14' 2" x 23' 11" (4.32m x 7.31m) Wonderful cosy reception space with log burner, feature decorative fire surround, front facing double glazed window, rear facing double glazed window, coving to the ceiling and two radiators.

#### KITCHEN/DINER

13' 9" x 24' 8" (4.20m x 7.53m) Superb open plan living kitchen/dining room with modern fitted kitchen units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, five ring gas hob with extractor hood above, double electric oven, integrated fridge/freezer, integrated dishwasher, integrated microwave, partially tiled splash backs, tiled flooring, matching breakfast bar, spotlights, vertical radiator, two rear facing double glazed sliding doors to the garden, door to the utility room and open access to the hallway.



#### UTILITY ROOM

11' 10" x 7' 6" (3.62m x 2.31m) Useful utility space with further fitted units, roll top work surfaces incorporating a single bowl sink with drainer, plumbing for washing machine, space for a tumble dryer, partially tiled walls, electric wall mounted heater, side facing double glazed window and side facing double glazed door.

#### INNER HALLWAY

4' 4" x 22' 6" (1.34m x 6.86m) Providing access to all bedrooms/bathroom, tiled flooring and coving to the ceiling.







#### MASTER BEDROOM

10' 10" x 13' 8" (3.32m x 4.19m) Lovely master bedroom with front facing double glazed window, radiator and door to the en-suite shower room.

#### ENSUITE

7' 1" x 7' 6" (2.18m x 2.30m) Nicely presented shower room with walk in shower, wash hand basin within a vanity unit, low flush WC, partially tiled walls, spotlights to the ceiling, extractor fan, tiled flooring, heated towel radiator and a side facing double glazed frosted window.



#### BEDROOM

11' 10" x 15' 10" (3.62m x 4.84m) Spacious double bedroom with side facing double glazed window, radiator and laminate flooring.

#### BEDROOM

10' 4" x 14' 6" (3.17m x 4.44m) Further double bedroom with front facing double glazed window and a radiator.

#### BEDROOM

11' 10" x 7' 2" (3.63m x 2.20m) Positioned at the rear of the property, the fourth bedroom could provide space for a single bed, with rear facing double glazed window, radiator and laminate flooring.

#### BATHROOM

7' 4" x 8' 6" (2.26m x 2.61m) Beautiful bathroom with four piece suite comprising of a freestanding central bath with waterfall tap, corner shower cubicle with electric shower unit, low flush WC, wash hand basin within a vanity unit, spotlights, tiled flooring, heated towel radiator and a side facing double glazed frosted window.



#### FRONT GARDEN & DRIVEWAY

Gravel off street parking area accessed via gate to the front, plus further side access to rear garden.

#### DOUBLE GARAGE

Positioned at the front of the front garden and benefits from electric car charging point, power points and lighting.

#### REAR GARDEN

Large lawned garden with under cover small patio area, storage outbuilding, shrub beds and open field views to the rear.

#### NOTES

**\*Oil Central Heating**

**\*No Gas Supply To The Property**

**\*Cesspit Located At The Front Of The Property**

**\*EPC Rating Is C**

**\*Council Tax Band E**

**\*Solar Panels Included & Generate Annual Income.**

**Further Details Available.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		