



## 7 Tulip Close

Set within a small exclusive gated development in the much sought-after village of Frampton, this beautifully presented two-bedroom detached bungalow offers modern, energy-efficient living in a peaceful and private setting. Just over two years old, the property benefits from an impressive A energy rating, with eight solar panels and gas-fired underfloor heating throughout, ensuring comfort and efficiency year-round.

Designed with contemporary living in mind, the bungalow features attractive neutral décor and a bright, open-plan living and kitchen space with fully integrated appliances and ample room for dining. Bi-folding doors open fully from the living area, seamlessly extending the accommodation into the low-maintenance garden and patio—perfect for enjoying warmer days and outdoor entertaining. Both bedrooms are generous doubles with fitted wardrobes, with the flexibility for one to be used as an additional sitting room or guest accommodation if desired. A stylish walk-in shower room completes the internal layout.

Externally, a block paved driveway with EV charge point leads to a detached garage with an electric door. Having been one of the first homes chosen within the development, this particular plot enjoys the added advantage of complete privacy to the rear, with no overlooking properties. This is an exceptional opportunity to acquire a well-designed modern, low-maintenance home in a sought-after village location.





A composite front door with glazed side panels opens into the **Entrance Hallway – 5.24 m x 2.27 m (17' 2 x 7' 5)** – Having a luxury LVT flooring in a warm oak herringbone design with underfloor heating, bespoke fitted shutters and period style panelling to the walls. A useful cloaks cupboard also houses the manifold for the underfloor heating, consumer unit and gas fired central heating boiler.

**Open-Plan Living Kitchen and Dining area 7.36 m x 3.57 m (24' 2 x 11' 9)** – Having a continuation of the herringbone LVT flooring, this open-plan living space has two uPVC windows to the front aspect with made to measure blinds, and bi-folding doors opening onto the rear patio and garden with made to measure curtains. The kitchen comprises a range of quartz work surfaces with soft close, handleless drawer and cupboard units at both base and eyelevel, in complementing neutral shades. Integrated appliances include both Bosch washing machine and Baumatic condenser dryer (there is plumbing for a dishwasher if preferred). A Neff induction hob has an extractor fan over and there are Neff electric fan and co-ordinating combination microwave oven. Integrated behind cupboard doors are Bosch fridge and freezer units. A single drainer stainless steel sink has a mixer over and to the ceiling there are a combination of LED spotlights over the kitchen area and pendant light fittings over the dining and living areas.

**Bedroom One 4.00 m x 3.02 m (13' 1 x 9' 11)** – Having two uPVC windows to the rear aspect with made to measure blinds, a carpeted floor with underfloor heating and built-in triple wardrobe with hanging rail and shelving. Co-ordinating bedside units and a built-in dressing table with six drawers and a matching stool will also be included within the sale of the property. Added feature panelling to the walls adds character

**Bedroom Two /Sitting Room 4.00 m x 3.03 m (13'01 x 9' 11)** - Has two uPVC windows to the front aspect with made to measure blinds and a built-in triple wardrobe with sliding doors, hanging rails and shelving.

**Shower Room** – With a uPVC window to the rear aspect with horizontal blinds and a towel rail, the suite comprises a large walk-in shower enclosure with both hand-held hose and overhead rain fittings, low flush WC and floating vanity wash basin with drawers beneath and anti-steam mirror over. Neutrally coloured wall tiling where appropriate and Victorian style patterned floor tiles with underfloor heating.

**Outside** - Situated towards the bottom of the Close, the current owners selected this particular plot due to its private rear garden. To the front of the property are two lawned areas with box hedging and a block paved driveway extends to one side with EV charger point. A detached single garage with pitch roof has electrically operated door, light and power.

A timber gate off the driveway opens into the rear garden which has walled aspect to both sides and a wall with fencing to the rear boundary (the wall is covered by the young laurel trees). This attractive yet low maintenance garden has paved paths and patio ideal for garden furniture and a high-quality, pet friendly artificial lawn.

EPC 'A' Council Tax band 'B'







Total area: approx. 88.9 sq. metres (956.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that: -

1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

