



**Pear Tree Avenue, Newhall, DE11**

**£290,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Cadley Cauldwell are pleased to market this beautifully extended and presented three-bedroom detached bungalow, offered with NO ONWARD CHAIN. Enjoy the benefits of private parking, a single garage, and a mature rear garden, all within a welcoming neighbourhood.

Upon entering through the Porch, you are greeted by a spacious Entrance Hall that sets the tone for the generous proportions found throughout. The heart of the home is undoubtedly the expansive Lounge Diner, a bright and inviting space perfect for relaxation and entertaining, featuring patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The well-equipped Kitchen/Breakfast Room offers ample space for culinary pursuits.

The bungalow boasts three comfortable bedrooms, including the principal bedroom with fitted wardrobes, and two additional bedrooms. A convenient Shower Room serves these downstairs living spaces. Further enhancing the property's versatility, the loft space features a useful Loft Landing with eaves storage, a practical Loft Shower Room with a Velux window and Saniflo system, and an additional Loft Room with a Velux window.

Externally, the property benefits from a block-paved driveway to the front, providing ample off-street parking for several vehicles and leading to the single garage at the rear. The front garden is thoughtfully designed with mature plants and decorative pebbles. The rear garden is a true highlight, featuring a patio area, steps to a beautifully landscaped lawn with mature plants and shrubs, at the rear of the garage there is an additional patio space with a shed completes this appealing outdoor area.

The single garage includes an electric door, lights, electrics, and a rear access door.

Benefitting from gas central heating and double glazing throughout, this home offers comfort and efficiency. Located in Newhall, the property enjoys easy access to local amenities and transport links.

We recommend an early viewing to fully appreciate the generous accommodation and well-maintained features this lovely bungalow has to offer, contact Cadley Cauldwell on 01283 217251.

Freehold/Council Tax Band: C/EPC: C







## Cadley Cauldwell

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