



R
&L

Cedar Gables Green Lane

| DE12 6JP | Price Guide £375,000

ROYSTON
& LUND

- Guide Price £375,000 to £400,000
- Open Plan Living/Dining Room with Natural Stone Fireplace
- Family Bathroom with Bath
- Long Driveway, Front Garden and Rear with Field Views
- Council Tax D // EPC E
- Two Bedroom Detached Bungalow
- Kitchen with Breakfast Bar & Integrated Appliances
- Conservatory and Single Garage to the Rear
- Close to Numerous Amenities
- Freehold





Guide Price £375,000 to £400,000

An exceptional two-bedroom detached bungalow, ideally situated on the outskirts of Overleas. Offering generous living space, a substantial garden, and ready for immediate occupation, this property is a true hidden gem.

The accommodation begins with an inner porch leading into a welcoming entrance hallway, which provides access to all principal rooms. To the left is a bright and spacious open-plan living/dining room, while the kitchen sits conveniently nearby. To the right are two well-proportioned double bedrooms, along with the family bathroom.

The kitchen is well-appointed, featuring ample storage and worktop space, as well as breakfast bar area and freestanding washing machine, oven.

The living/dining room is filled with natural light and benefits from a charming natural stone fireplace. Double doors open into a delightful conservatory at the rear - an ideal space to relax and enjoy views over the garden.

Both bedrooms are generously sized. The rear bedroom enjoys particularly pleasant garden views, making it ideal as a guest room or second bedroom. The front bedroom is slightly larger and benefits from dual windows and built-in storage.

The family bathroom is centrally located off the hallway and comprises a bath with a stylish tiled surround, along with a window providing natural light.

Externally, the property truly excels. To the front, a sweeping lawn and driveway lead up to the property and a single garage. To the rear, a beautifully landscaped garden extends to open field views, featuring a paved patio area - perfect for outdoor seating and entertaining. Mature planting, including a flowering magnolia and established trees, adds to the charm and privacy.

This property offers exceptional potential and must be viewed.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5189888





Total area: approx. 95.4 sq. metres (1026.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

**ROYSTON
& LUND**