Davies Properties



1 Birchlands Avenue

Wilsden, BD15 0HB

Asking Price £425,000

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Offered to the market with vacant possession, this substantial three-bedroom detached bungalow occupies a generous plot in the popular village of Wilsden and provides spacious, versatile accommodation extending to approximately 1,688 sq ft.

The property offers particularly generous living space, with a large living room opening through to a separate dining room, creating an excellent area for both everyday living and entertaining. The dining room in turn provides access to a conservatory overlooking the garden, while the well-proportioned kitchen provides plenty of workspace and storage. A spacious entrance hall and house bathroom complete the central ground-floor accommodation.

There are two good-sized bedrooms to the ground floor, including an impressive principal bedroom benefiting from its own en-suite shower room and walk-in wardrobe. A staircase from the entrance hall leads to the first floor, where a further substantial bedroom provides useful and flexible accommodation, alongside access to additional loft space.

Externally, the property is complemented by substantial gardens offering plenty of space for keen gardeners, families or those simply wishing to enjoy a generous outdoor setting. A driveway provides off-road parking and leads to an attached garage, adding further practicality and storage.

Situated in the well-regarded village of Wilsden, the property is conveniently placed for local amenities, schools and transport links to neighbouring towns and villages.

With its generous proportions, flexible layout, excellent outside space and the advantage of no onward chain, this appealing detached bungalow offers considerable potential and early viewing is strongly recommended.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with composite entrance door, central heating radiator and an open staircase rising to the first-floor accommodation.

Living Room

14'7" x 20'3" (4.45m x 6.17m)

A particularly spacious living room with uPVC double-glazed windows to the front and side elevations, allowing for plenty of natural light. A living flame gas fire with decorative surround provides a focal point, with a central heating radiator completing the room.

Dining Room

10'2" x 10'4" (3.10m x 3.15m)

A well-proportioned dining room with a central heating radiator and wall-mounted electric fire. uPVC double-glazed French doors open directly into the conservatory, allowing the two spaces to flow naturally together.

Conservatory

9'1" x 9'3" (2.77m x 2.82m)

A bright uPVC double-glazed conservatory with windows to three sides and a glazed door providing access to the garden. Finished with tiled flooring and an electric wall-mounted radiator, making it a useful additional reception space.

Kitchen

17'7" x 11'3" (5.36m x 3.43m)

A spacious family kitchen fitted with a range of matching wall and base units, complementary work surfaces and a one-and-a-half bowl porcelain sink. Integrated appliances include a ceramic hob with extractor hood over and a built-in double electric oven, with plumbing provided for both a washing machine and dishwasher. Further features include two uPVC double-glazed windows to the rear, a central heating radiator, recessed ceiling spotlights and a uPVC double-glazed entrance door providing access to the conservatory.

Bedroom 2
15'0" x 10'1" (4.57m x 3.07m)
A good-sized double bedroom with a uPVC double-glazed window to the front elevation, central heating radiator and a useful range of fitted wardrobes and drawers providing ample storage.

House Bathroom
11'9" x 5'3" (3.58m x 1.60m)
A well-appointed house bathroom fitted with a walk-in shower enclosure, concealed WC and vanity wash basin with useful storage cupboards. Further features include tiled walls and flooring, a chrome heated towel rail, central heating radiator, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.

Bedroom 1
11'0" x 13'7" (3.35m x 4.14m)
A spacious principal bedroom with a uPVC double-glazed window to the front elevation, central heating radiator and a useful range of fitted wardrobes and drawers providing generous storage.

En-suite
5'8" x 5'7" (1.73m x 1.70m)
Fitted with a glazed shower enclosure, concealed WC and vanity wash basin with useful storage cupboards. Further features include tiled flooring, part-tiled walls, a chrome heated towel rail and a Velux-style roof window providing natural light.

Walk-In Wardrobe
4'8" x 5'8" (1.42m x 1.73m)
A useful walk-in dressing area providing additional hanging and storage space.

FIRST FLOOR

Bedroom 3
13'10" x 11'7" (4.22m x 3.53m)
A versatile first-floor room suitable for use as a bedroom, home office or hobby room, with three Velux-style roof windows providing natural light, a central heating radiator and access to useful additional loft storage space.

EXTERIOR
Externally, the property benefits from attractive, low-maintenance gardens to the front, comprising two artificial lawned areas with slate chipping borders and a selection of mature shrubs and planting. A substantial block-paved driveway provides off-road parking for several vehicles and leads to the attached garage.

To the rear is an enclosed, paved garden offering a private and easy-to-maintain outdoor seating area, with established borders and planting.

ADDITIONAL INFORMATION
~ Tenure: Freehold
~ Council Tax Band: E
~ Parking: Driveway providing off-road parking for several vehicles leads to a single garage attached.
~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.









Road Map



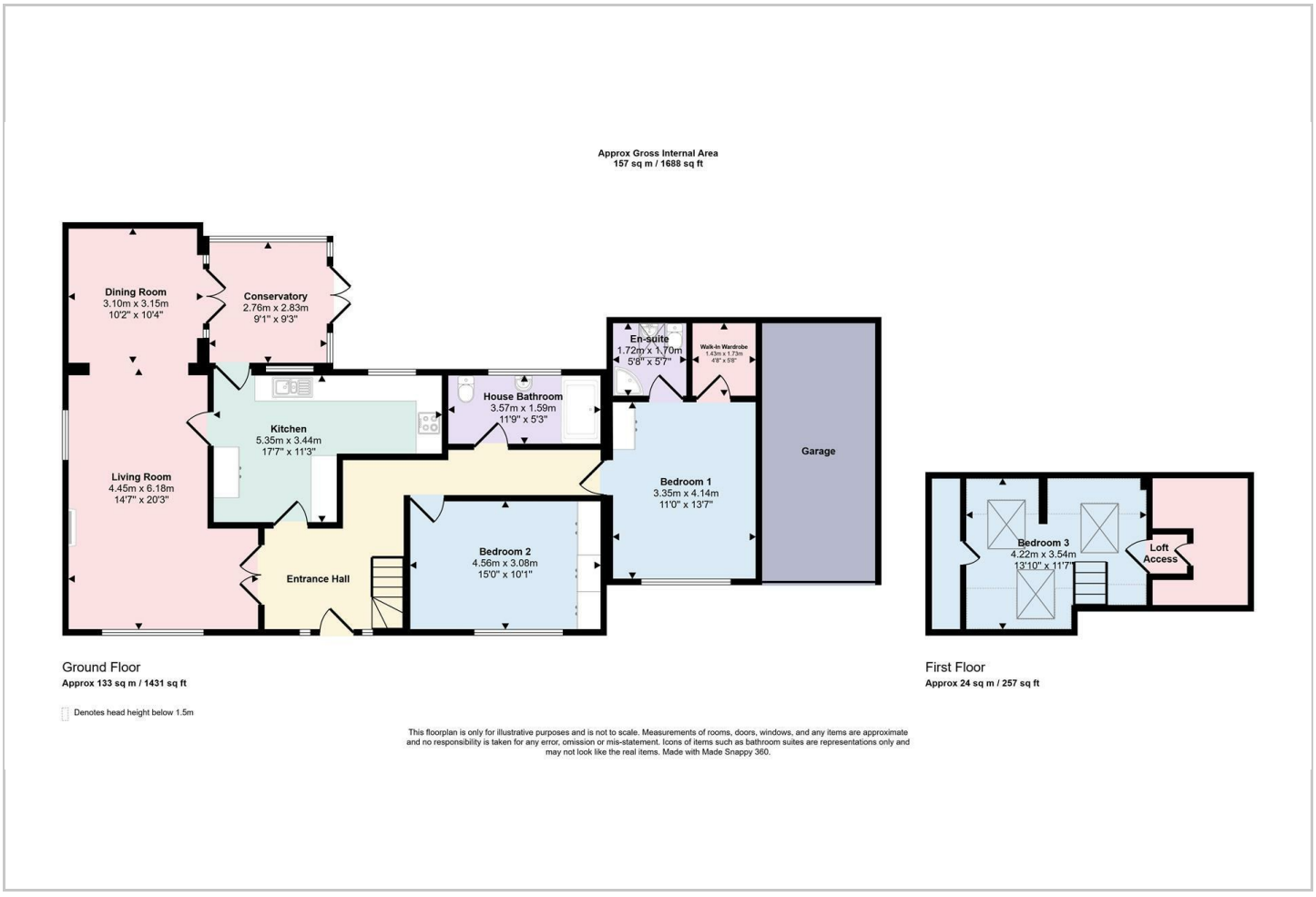
Hybrid Map



Terrain Map



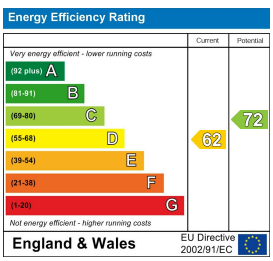
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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