





**£325,000**

Ideally positioned within a quiet cul-de-sac location in the popular area of Heelands, this three bedroom semi detached chalet bungalow is offered to the market with no upper chain with many benefits including two reception rooms, kitchen/diner, family bathroom and additional upstairs wc, rear garden and allocated parking.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **ENTRANCE HALL**

Double glazed window to front aspect. Stairs to first floor. Radiator, built in cupboard housing gas combination boiler.

## **KITCHEN/BREAKFAST ROOM**

Fitted with a range of both floor and wall mounted units with work surface over, built in oven and hob with extractor fan over, plumbing for automatic washing machine, single drainer sink with mixer tap, integrated microwave tiled floor, part tiled walls, radiator, understairs storage cupboard, door to Lounge, double glazed window and door to rear aspect.

## **LOUNGE**

Double glazed window to rear aspect. Radiator, feature fireplace.

## **DINING ROOM/BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BEDROOM ONE**

A double aspect room with double glazed windows to front and rear. Two radiators, access to second loft space.

## **BATHROOM**

Four piece suite comprising spa bath with mixer tap and shower attachment, tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, heated towel rail, double glazed window.

## **LANDING**

Large built in cupboard, access to loft space.

## **BEDROOM TWO**

Double glazed velux windows to front and rear aspects. Radiator.

## **BEDROOM THREE**

Double glazed velux window to front. Radiator.

## **CLOAKROOM**

Double glazed velux window. Low level w.c., wash hand basin with storage below.

## **OUTSIDE**

### **PARKING**

Allocated parking space.

### **FRONT GARDEN**

Shingled garden with pathway to front.

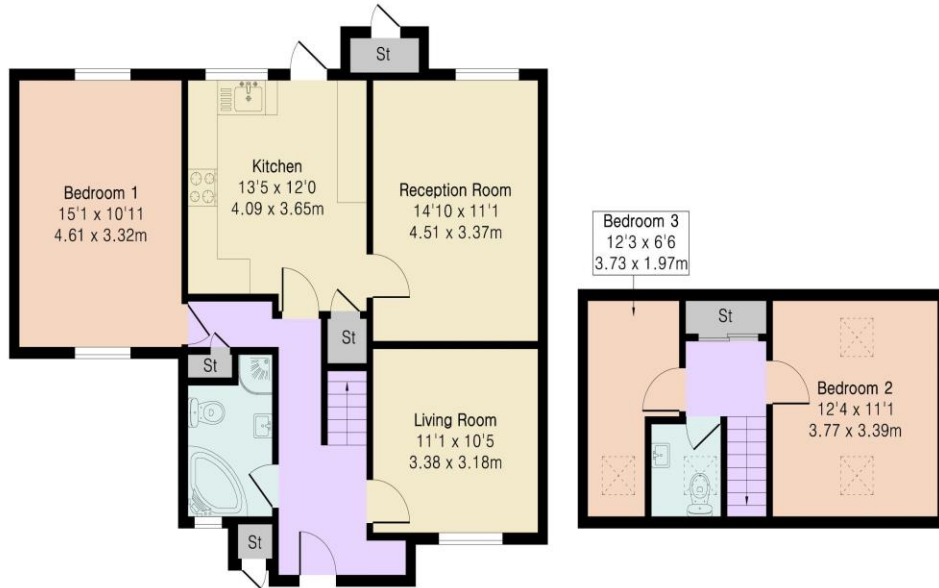
### **REAR GARDEN**

Laid for low maintenance as a paved and shingled garden all enclosed by walling and timber fencing. Brick built storage sheds, gated side access, outside cold water tap and lighting.

**Approximate Gross Internal Area 1094 sq ft - 102 sq m**

Ground Floor Area 807 sq ft – 75 sq m

Loft Area 287 sq ft – 27 sq m



Ground Floor

Loft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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