

## 9 Station Road, Dunton Bassett, LE17 5LG



**£465,000**

Located on Station Road in the village of Dunton Bassett, this delightful three-bedroom detached dormer bungalow offers a splendid opportunity for families in search of a spacious and adaptable home. Set on a generous plot, the property greets you with a welcoming porch that leads into a bright and airy hallway. The lounge is a particular highlight, featuring patio doors that open directly into the private garden, creating a seamless connection between indoor and outdoor living. At the heart of the home lies a well-appointed dining kitchen, complete with an inglenook that houses an electric 'Everhot' oven and is fitted with elegant oak cabinets, making it a perfect space for culinary enthusiasts. Adjacent to the kitchen, an open-plan snug area provides an inviting space for relaxation or entertaining guests. The ground floor also boasts a comfortable double bedroom with fitted wardrobes, alongside a well-equipped bathroom featuring a shower over the bath. As you ascend to the first floor, you will discover another double bedroom and a single bedroom, both with fitted wardrobes, ensuring ample storage for all your needs. A convenient shower room completes this level, providing additional facilities for family and guests alike. The garden is truly a standout feature, offering a private retreat with far-reaching views over picturesque fields, making it an ideal space for outdoor activities or simply enjoying the surroundings. The property is complemented by a spacious driveway that provides ample off-road parking for multiple vehicles, along with a double garage that includes a useful store room at the rear and electric doors for added convenience. Additionally, the bungalow is equipped with solar panels, enhancing its energy efficiency. This property is a perfect canvas for those looking to personalise their living space and truly make it their own. With its desirable location and generous features, this home is not to be missed. No upward chain.

*Service without compromise*

## Porch 3'11" x 7'9" (1.19m x 2.36m)

Enter into the useful porch through a Upvc door where you will find quarry tiled flooring and a door opening into the main hallway.

## Hallway 12'9" x 9'3"(max) (3.89m x 2.82m(max) )



Enter into the spacious hall where you will find the staircase rising to the first floor accommodation.

## Lounge 23'(max) 19'8"(min) x 18' (7.01m(max) 5.99m(min) x 5.49m)



This spacious lounge has a stone fireplace housing a coal effect gas fire. Dual side aspect windows and a set of French doors open into the garden.

## Lounge (Photo Two)



## Breakfast Kitchen 16'7" x 11'5" (5.05m x 3.48m)



Fitted with a wide range of oak fronted cabinets and complimenting surfaces. stainless steel sink unit with mixer taps. Eye-level double ovens, gas hob and extractor canopy. There is a separate electric range cooker which has three ovens and hot plates set into an inglenook. There is space for a dishwasher and fridge. Dual side aspect windows and a large window overlooks the garden. A door gives access to the covered passageway which leads to the garage, garden and also the front of the property.

Breakfast Kitchen ( Photo Two )



Snug / Dining Room 11'5" x 15'2" (3.48m x 4.62m)



Everhot Oven



This flexible room is open plan to the breakfast kitchen and has a bow window to the front aspect and a door opening into the hallway. There is a wall mounted electric air conditioning/ heating unit. .

Snug/Dining Room (Photo Two)



Bedroom One 15'5" x 10'2" (4.70m x 3.10m)



A ground floor double bedroom with a range of built-in wardrobes, drawer units and dressing table. There is a bow window to the front aspect.

Bedroom One (Photo Two)



Bathroom 7'5" x 6'6" (2.26m x 1.98m)



The ground floor bathroom is fitted with a low level WC. Pedestal wash hand basin. Bath with a Mira electric shower and side screen. Chrome heated towel rail. Ceramic wall tiles and dual opaque windows to the rear aspect.

Bathroom ( Photo Two )



Landing 10' x 6'6" (min) 10'(max) (3.05m x 1.98m (min) 3.05m(max))



The landing has a door giving access to spacious under-eaves storage and internal doors to the bedrooms and shower room.

Bedroom Two 11'8" x 11'1" (3.56m x 3.38m)



A double bedroom with a built in mirror fronted double wardrobes and a window that overlooks the garden.

Bedroom Two (Photo Two)



Bedroom Three 11'1" x 6'11" (3.38m x 2.11m)



A single bedroom with built in double wardrobe and a window that overlooks the garden.

Bedroom Three (Photo Two)



Shower Room 7'5" x 6'6" (2.26m x 1.98m)



Fitted with a low level WC. Pedestal wash hand basin. Corner shower cubicle with ' Mira ' electric shower. Ceramic wall tiles and a heated towel rail. Opaque glazed window to the rear aspect.

Shower Room (Photo Two)



Garden



The delightful mature garden is a rare find with far reaching rural view and privacy. Mainly laid to lawn with well stocked shrub borders and a vegetable plot compete with greenhouse and timber shed. The extensive patio is the perfect space to enjoy relaxing and entertaining in the summer months.

Garden (Photo Two)





Garden ( Photo Three )



Rear Aspect



Double Garage 21'5" x 20'8" (6.53m x 6.30m)



Two electric doors to the front. Power and light is connected. The solar battery and the converter is mounted on the wall.

Outside and Parking



Set on a generous plot and framed by immaculate hedging, the garden is laid to lawn with well stocked shrub beds and the tarmac drive provides excellent parking for numerous vehicles.

Store Room/ Office 8'2" x 10'8" (2.49m x 3.25m)

Accessed from the back of the garage this useful room has a window to the rear aspect and a door opening into the garden. Power and light is connected.

Note From Prospective Buyers

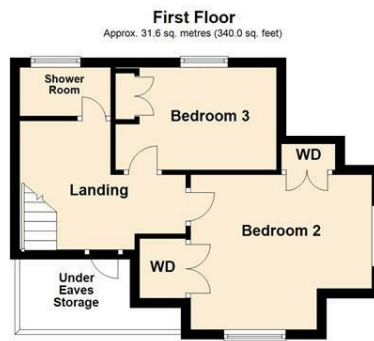
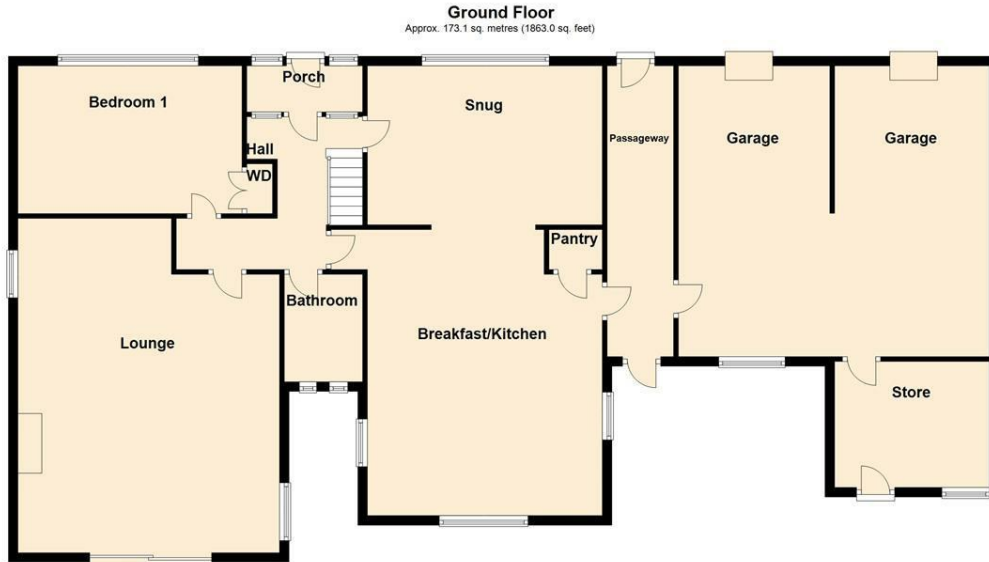
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These



checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

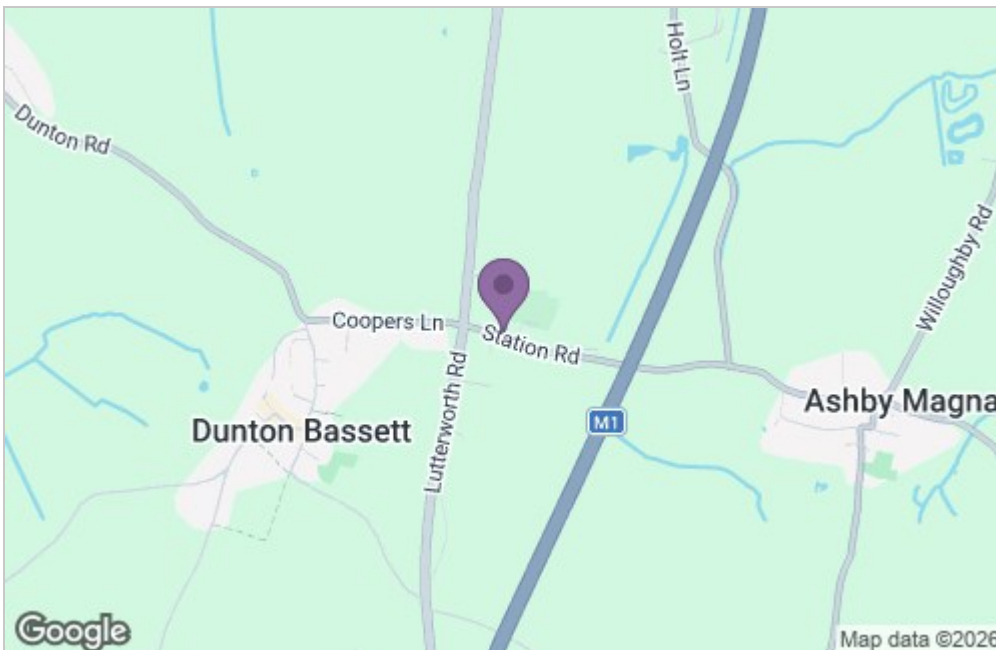
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## Floor Plan



Total area: approx. 204.7 sq. metres (2203.0 sq. feet)

## Area Map



## Energy Efficiency Graph

