



236 Wigmore Road

Wigmore, ME8 0TW

Offers in excess of £500,000



Set in the highly sought-after Wigmore area, this double-fronted modern bungalow offers an impressive blend of space, comfort and convenience, all positioned behind an attractive in-and-out driveway that provides excellent kerb appeal and effortless parking. The property opens into a welcoming and expansive hallway that sets the tone for the generous accommodation throughout. The main living spaces include a well-proportioned lounge and a spacious kitchen/diner, creating a bright and sociable hub ideal for everyday living. A separate utility room adds valuable practicality, while the bedroom layout is both comfortable and versatile. The principal bedroom benefits from its own en-suite wet room, complemented by a contemporary four-piece family bathroom. Outside, the secluded westerly garden enjoys plenty of afternoon and evening sun, offering a peaceful and private space to relax or entertain. The location is particularly convenient, with Hempstead Valley Shopping Centre, motorway links, reputable schools and local bus routes all close by. Well presented throughout and offering the ease of single-storey living, this is a superb opportunity to secure a spacious bungalow built in 2014, in one of Wigmore's most desirable settings.



Entrance Door

Hallway

22'9 x 7'3 max (6.93m x 2.21m max)

Bedroom 1

13'0 x 10'4 max (3.96m x 3.15m max)

En-Suite

8'9 x 4'8 (2.67m x 1.42m)

Bedroom 2

12'6 x 8'3 (3.81m x 2.51m)

Bedroom 3

11'4 x 8'3 (3.45m x 2.51m)

Bathroom

8'9 x 7'2 (2.67m x 2.18m)

Four Piece

Lounge/Diner

19'8 x 11'9 (5.99m x 3.58m)

Kitchen/Diner

19'7 x 13 max (5.97m x 3.96m max)

Utility Room

6'8 x 5'3 (2.03m x 1.60m)

Garden

approx 38' x 35' (approx 11.58m x 10.67m)

In and Out Driveway

Important Notice -

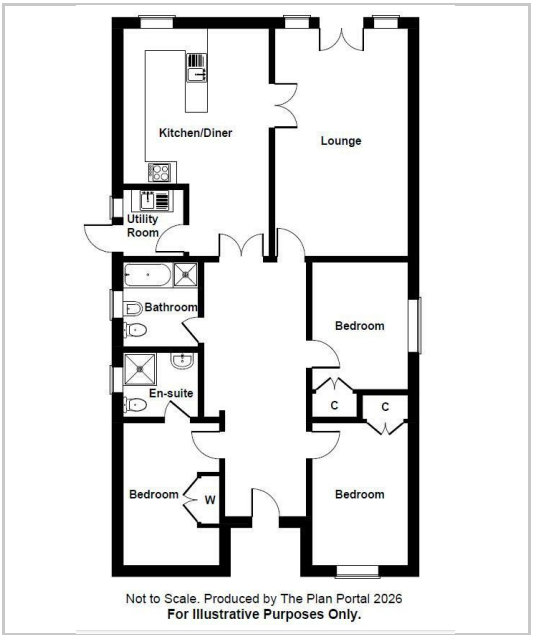
Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

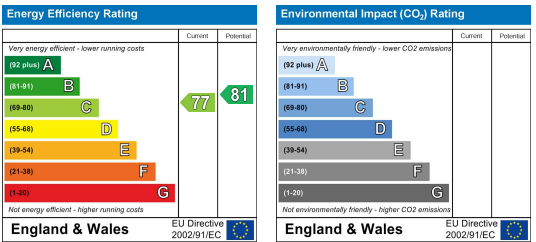
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.