



## 13 Fairbush Close, Crundale – SA62 4ER

£285,000 Freehold

- Beautifully presented three-bedroom detached bungalow situated in the highly sought-after and peaceful village of Crundale
- Immaculately maintained throughout and offered in true turnkey condition by the current owners
- Bright and spacious interior featuring two versatile reception rooms, ideal for both living and entertaining
- Tasteful neutral décor throughout, creating a light, modern, and welcoming atmosphere ready for immediate occupation
- Generous rear garden with patio area, pathway, level lawn, and well-stocked borders of mature flowers and shrubs offering privacy and colour year-round
- Tarmac driveway to the front providing off-street parking for up to three vehicles, plus garage and gated side access to both sides
- Quiet cul-de-sac position offering a high degree of privacy with minimal passing traffic
- Offered to the market with no onward chain, presenting a rare opportunity to acquire a desirable village home

## **Description/Situation**

Nestled in the sought-after and peaceful village of Crundale, this beautifully presented three-bedroom detached bungalow offers the perfect blend of rural charm and convenience, with easy access to nearby towns and transport links. Immaculately maintained, the property features bright, spacious interiors with two versatile reception rooms, ideal for both everyday living and entertaining. A tasteful neutral décor throughout creates a light, welcoming, move-in-ready home. Externally, the property boasts a well-presented rear garden, perfect for relaxing or hosting, along with a garage and driveway providing parking for up to three vehicles. Situated in a quiet cul-de-sac, it enjoys excellent privacy and minimal passing traffic. Offered with no onward chain, this is a rare opportunity to secure a turnkey home in a desirable village setting, ideal for a range of buyers.

## **Entrance Porch**

Property entered via part obscure uPVC door with window to side, wooden effect flooring, glazed door leading through to hallway.

## **Hallway**

Storage cupboard housing combination boiler, loft access, radiator, doors leading off to:

## **Lounge/Dining Room**

Double glazed window to fore, double glazed sliding patio doors to rear, radiators, feature brick fireplace with log burner effect gas fire.

## **Kitchen**

Double glazed window to rear, uPVC glazed door to rear leading through to sun room/utility area, a range of wall and base units with accompanying breakfast bar, high gloss work surface over, tile splash back, stainless steel sink and drainer with mixer tap over, free standing oven with extractor fan over, space for white goods, plumbing for dishwasher, radiator, wooden effect flooring.

## **Sun Room/Utility Area**

Windows to rear and sides, French doors to side leading out to rear garden space, tiles to floor, a range of base units and drawers with work surface over, stainless steel sink and drainer with mixer tap over, plumbing for washing machine, radiator.

## **Bedroom 1**

Double glazed window to fore, fitted wardrobe and cupboard space, radiator.

## **Bedroom 2**

Double glazed window to side, radiator.

## **Bedroom 3**

Double glazed window to rear, radiator.

## **Shower Room**

Obscure double glazed window to rear, wash hand basin, low level w.c, tile splash back, radiator, walk-in double shower enclosure with electric shower, vinyl splash panels, non-slip flooring, extractor fan.

## **Garage**

Power and lighting connected, up and over manual door to fore.

## **Externally**

Externally, the property is equally impressive. A broad tarmac driveway spans the front of the home, providing ample off-street parking for up to three vehicles, along with convenient access to the garage positioned to the front. Gated side access is available on both sides of the property, adding both practicality and ease of movement around the home. To the rear, steps lead gracefully down from the property to a generous and inviting patio area, perfectly suited for outdoor dining, entertaining, or simply relaxing in the sun. From here, a pathway flows seamlessly through the garden to the far end, enhancing the sense of space and connection throughout the outdoor setting. The garden itself is beautifully maintained, featuring a lush, level lawn framed by well-stocked borders bursting with mature flowers, shrubs, and seasonal colour. Thoughtfully designed and carefully tended, it offers a wonderful sense of privacy, tranquillity, and year-round appeal, making it an ideal retreat.









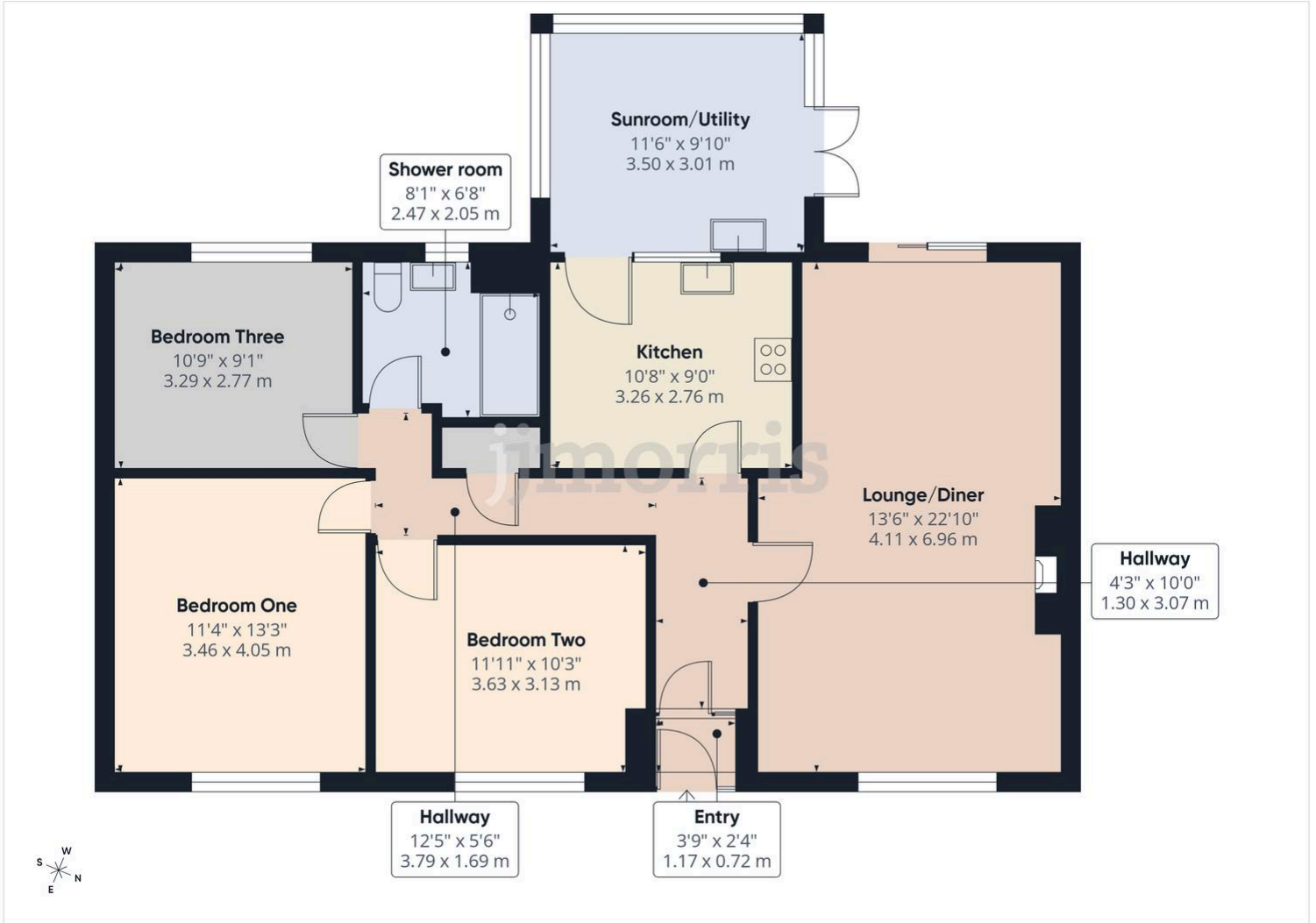


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D



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