

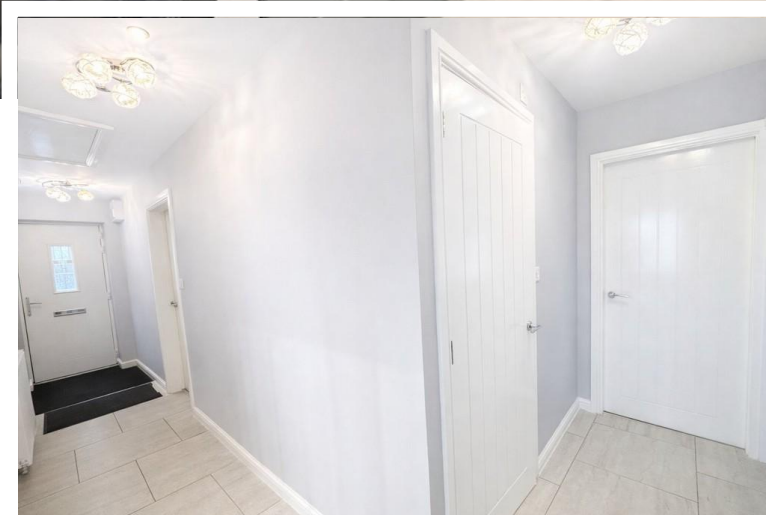


## 19 Egerton Grove

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- FINISHED TO HIGH STANDARD THROUGHOUT
- STUNNING VIEW
- SPACIOUS LIVING SPACE

**Offers In Region Of £269,995**  
EPC Rating '73'





## Property Description

### DESCRIPTION

Finished to an exceptional standard throughout, this beautifully presented semi-detached bungalow offers spacious, modern living in a truly enviable setting. Boasting breathtaking views and generous outdoor space, the property is perfect for families, downsizers, or anyone seeking single-level living without compromise.

The heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. Patio doors flood the space with natural light and open directly onto the garden, creating a seamless connection between indoors and out. The welcoming living room also benefits from patio doors to the rear, allowing you to relax while enjoying the outlook.

There are three well-proportioned bedrooms, all finished to a high standard, along with contemporary fittings and quality finishes throughout the property.

Externally, the home continues to impress. A private driveway provides off-road parking for up to three vehicles, while the generous garden offers the perfect



place to unwind or host guests. The garage adds valuable storage space.

This is a rare opportunity to acquire a move-in-ready bungalow with outstanding views, modern interiors, and superb outside space.

#### FRONT ENTRANCE

The entrance hallway creates an immediate impression of the home's high standard of finish, featuring contemporary tiled flooring, crisp neutral décor and stylish lighting. Bright and welcoming, the space provides access to the principal rooms while offering a practical and elegant first impression for residents and guests alike.



#### KITCHEN/DINER

19' 09" x 10' 08" (6.02m x 3.25m) This stunning open-plan kitchen and dining space has been beautifully designed with both style and practicality in mind. Sleek modern cabinetry is complemented by quality worktops and integrated appliances, while the central island with breakfast seating creates the perfect hub for everyday living and entertaining.

Natural light pours in through large windows and patio doors, which open directly onto the garden and frame far-reaching views, effortlessly blending indoor and outdoor living. The dining area offers ample space for family meals and social gatherings, all finished with contemporary flooring and crisp, neutral décor.



#### LIVING ROOM

10' 1" x 17' 1" (3.07m x 5.21m) The living room is a beautifully bright and inviting space, finished in soft neutral tones with plush carpeting underfoot. Generous in size, it offers plenty of room for relaxing or entertaining while large patio doors draw in an abundance of natural light and open onto the garden.

The impressive outlook provides far-reaching views, creating a wonderful backdrop to everyday living and a seamless connection between the indoors and outside space.

#### MASTER BEDROOM

10' 1" x 14' 1" (3.07m x 4.29m) The principal bedroom is a calm and comfortable retreat, beautifully presented in soft neutral tones with fitted carpeting and stylish lighting. Well proportioned, the room offers ample space for bedroom furniture and benefits from built-in storage.

A private en-suite adds everyday convenience, completing this inviting and well-appointed main bedroom.



#### ENSUITE

4' 07" x 5' 06" (1.4m x 1.68m) The en-suite is finished to a high standard with contemporary tiling and quality fittings throughout. Featuring a modern shower enclosure, WC and wash hand basin, the



space is both stylish and practical. A chrome heated towel rail and natural light from the window complete this sleek and well-appointed room.

#### BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m) The family bathroom is beautifully finished with contemporary full-height tiling and stylish, modern fittings. Comprising a bath with shower over and glass screen, WC and pedestal wash hand basin, the room is designed for both comfort and practicality. Sleek lighting and quality fixtures create a clean, elegant space ideal for relaxing at the end of the day.



#### BEDROOM 2

10' 1" x 12' 0" (3.07m x 3.66m) The second bedroom is a bright and well-proportioned room, finished in fresh neutral tones with soft carpeting. A large window allows plenty of natural light to fill the space, creating a comfortable and versatile room ideal for guests, children or use as a home office.

#### BEDROOM 3

9' 0" x 7' 1" (2.74m x 2.16m) The third bedroom is a bright and neutrally decorated space, enjoying plenty of natural light from the large window. Finished with soft carpeting, it offers flexibility for a range of uses, whether as a comfortable guest room, nursery or home office.



#### LOFT

Accessed via a hatch with pull-down ladder, the loft provides a useful and versatile additional area. With flooring, lighting and a skylight window allowing natural light, the space offers excellent potential for storage, hobbies or a range of practical uses.

#### EXTERIOR

Externally, the property enjoys an enviable position with truly stunning far-reaching views across open countryside. The rear garden provides a wonderful space to relax or entertain, featuring a decked seating area, lawn and established planting, along with a useful garage ideal for storage.

To the front, a generous driveway offers ample off-road parking for multiple vehicles and enhances the home's attractive kerb appeal.





**PURCHASE DETAILS:** Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs [92+] <b>A</b>		
[81-91] <b>B</b>		86
[69-80] <b>C</b>	73	
[55-68] <b>D</b>		
[39-54] <b>E</b>		
[21-38] <b>F</b>		
[1-20] <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	