



- A substantial detached bungalow occupying a large level plot
- Extensive private drive leading to an attached double garage
- Spacious lounge dining room with picture window onto garden
- Attractive fitted kitchen with appliances and separate utility room
- Three bedrooms, shower room, cloakroom, gas central heating
- Extensive drive, double garage, private south-west facing garden



"A substantial detached bungalow occupying a large level plot, extensive private drive, double garage and private, sunny west facing garden".

The accommodation comprises a central entrance hallway with doors to all rooms. The spacious lounge enjoys a floor to ceiling picture window overlooking the rear garden and the dining area has patio doors which open onto the garden. The dining room connects well with the kitchen which provides a good range of units with integrated appliances. There is a separate utility room with door to garden. Further from the main hallway there are three bedrooms, an attractive shower room and cloakroom.

Gas central heating and double glazing.

Outside to front in an extensive private drive leading to a double garage and a level lawn garden. Gated access on both sides of the property lead into the south-west facing garden which comprises patio and lawned areas, mature hedging, shrubs and trees. Door from the garden opens into the double garage which has power and lighting.

**Tenure:** Freehold. **Council Tax Band:** E.





Approximate total area<sup>(1)</sup>  
1278 ft<sup>2</sup>  
118.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.