





This beautiful detached bungalow is both well-presented throughout and surprisingly spacious, with a remodelled layout and a host of improvements by the current owners. The accommodation now features two lounges (each with a wood-burning stove) a lovely modern shower room and kitchen, together with two double bedrooms and a snug which could potentially be reconfigured to a third bedroom if needed.

One of the most surprising features of the bungalow to me was the wonderful dressing room located off the master bedroom, which is both well-appointed and itself the size of another bedroom, which includes a nine-door suite of wardrobes.

The outside benefits from a similar attention to detail with an attractive front garden and driveway enclosed with double gates, and a rear garden designed to capitalise on the superb riverside location. The garden features two seating/dining areas, one being sheltered and one elevated, with the latter enjoying an uninterrupted view overlooking the river. There are also steps leading down to a jetty and even a small boat included in the sale.

Acacia Way is a popular residential location off Woodville Road, within walking distance of the town centre, train station, shops and restaurants as well as the more local amenities such as the Co-Op, park and primary school.

- Well Presented Detached Bungalow
- Extensively Improved By The Current Owner
- Riverside Location With Jetty
- Two Lounges With Wood-burning Stoves and Snug
- Two Double Bedrooms, With Dressing Room Off The Master Bedroom
- Updated Modern Shower Room
- uPVC Double Glazing, Gas-Fired Central Heating & Leased Solar Panels
- Tenure: Freehold. EPC 'C' 75. Council Tax 'C'









Entrance – Via a part-glazed and leaded effect uPVC door into the:

**2<sup>nd</sup> Lounge/ Sun Lounge 4.60m x 2.48m** -The second Lounge/ sun lounge enjoys a double aspect with two uPVC windows to the side and further uPVC window and door to the front. Part-tiled floor leading up to the woodburning stove with tiled hearth and surround. A further door leads through to:

**Kitchen 5.34m x 2.59m** - The kitchen has uPVC overlooking the front garden and includes a range of modern fitted cupboard and drawers, including glass-fronted display cabinets and with wooden work-surfaces over. Inset one-and-a-half bowl sink with single lever mixer tap, cooker with extractor canopy over and spaces for washing machine, slimline dishwasher, fridge and tall fridge/freezer. Splashback tiling as appropriate, recessed ceiling lights and open access to the snug.

**Snug 2.62m x 2.54m** - The snug has a door through to the inner hall, so could potentially be remodelled as a third bedroom in the future if needed.

### **Main Lounge 4.90m x 3.81m**

The spacious lounge features a double aspect with uPVC windows to the side and front and a wood-burning stove on an attractive tiled hearth. Connections for wall-mounted TV and soundbar and a door to the **Inner Hall** – With loft access, radiator, airing cupboard and doors arranged off to:



### Shower Room

The shower room comprises a modern white suite of walk-in style shower enclosure with Mira shower, pedestal hand basin and low-profile WC. Radiator, tiled floor and tiling to the walls.

### Master Bedroom 3.65m x 3.31m

A generous double bedroom, bedroom one overlooks the rear and has radiator and a door through to the:

### Dressing Room 4.81m x 2.20m

The dressing room is a lovely size and has uPVC window to the rear, radiator and a full-suite of wardrobes with drawers and hanging space to one wall.

### Bedroom Two 3.32m x 2.79m

Also a double bedroom having uPVC window to the rear and radiator.

### Outside

In keeping with the presentation of the main accommodation, the outside is similarly well-presented and offers double-gated parking, secure gardens and plenty of storage - plus of course the riverside view and jetty access.

The front garden has been principally laid to lawn, shaped, edged and bordered with fencing. To the right of the garden there are arrowhead railing double gates providing secure parking. This area has outside tap, lighting and a hand-gate leading to a sheltered passage on the right-side of the bungalow. This in turn leads to the main entrance and extends through two further gates to the rear garden.

The rear of the property features an initial area of hardstanding with a garden shed, outside lighting and steps down to the jetty. To the left of this area a hand-gate continues through to the enclosed garden, which combines lawn with two decking areas. One of the decking area's has been enclosed as a sheltered/ seating/dining area, whilst the second takes full advantage of the location, being elevated and offering uninterrupted views over the river.

There is also a further secure storage area on the left side of the property, a summerhouse and a small boat included in the sale.















Total area: approx. 136.9 sq. metres (1474.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

