





## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Guide Price - £525,000 - £550,000.

Tucked away in a well-regarded cul-de-sac, this three-bedroom detached bungalow sits on a generous plot and has been extended over the years to create a home with a surprising amount of space. The layout works really well, the rooms feel balanced, and there's still the option to extend further (STPP) if you ever wanted to grow into it.

You step into a welcoming entrance hall that gives you a good first impression and leads straight into the main living space. This is one of the real highlights of the property, a semi-open-plan arrangement that still manages to give each area its own identity. The lounge has a feature fireplace and a comfortable feel, the dining/family area opens onto the garden through tri-fold doors, and the kitchen/breakfast room is fitted in a modern style with plenty of storage and integrated appliances. The utility room sits just behind the garage, making it a really handy spot for laundry and extra storage without encroaching on the main living space.



The bungalow offers three bedrooms, with the main room benefiting from a dual aspect and fitted furniture. The third bedroom is currently set up as a study, which works well if you need a separate space to work from home. The bath/shower room is fully tiled and includes a walk-in shower and a contemporary white suite. The property also features solar panels, which help to keep running costs down, a welcome addition for any buyer.

Outside, the brick-paved carriage driveway gives you plenty of space for parking and turning, and leads up to the attached garage as well as the main entrance. The front garden is designed to be easy to look after, and a secure UPVC double-glazed door takes you through a covered side passage to the rear.

The back garden is especially impressive. It's south-easterly facing, measures around 125 feet by 54 feet, and has a very private feel. There's a paved path running along the rear of the bungalow, two lawned areas, established borders and shrubs, and a further paved patio that creates a sheltered spot to sit out. Two timber sheds provide extra storage, and the entire garden is enclosed by fencing, giving you a peaceful space to relax or entertain.





**RECEPTION HALLWAY**

14' 7" x 9' 2 max" (4.44m x 2.79m)

**LIVING//DINING/FAMILY ROOM**

**LOUNGE AREA**

25' 1" x 12' 5 into chimney recess" (7.65m x 3.78m)

**DINING AREA**

20' 3" x 11' 11" (6.17m x 3.63m)

**KITCHEN AREA**

25' 4" x 8' 8" (7.72m x 2.64m)

**MASTER BEDROOM**

13' 11" x 11' 6" (4.24m x 3.51m)

**BEDROOM TWO**

13' 10" x 9' 11" (4.22m x 3.02m)

**BEDROOM THREE/OFFICE**

8' 3" x 7' 8" (2.51m x 2.34m)

**SIDE PASSAGE**

22' 3" x 8' 3" (6.78m x 2.51m)

**UTILITY ROOM**

9' 2" x 7' 1" (2.79m x 2.16m)

**GARAGE**

17' 10" x 9' 1" (5.44m x 2.77m)

**BATHROOM**

9' 3" x 9' 5" (2.82m x 2.87m)

**OUTSIDE FRONT**

**DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

