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Church View, Weldon

£279,950 Freehold

# BELVOIR!

EPC Rating C. Council Tax C.



Nestled in the sought-after Church View, Weldon, this charming two-bedroom detached bungalow enjoys an elevated position with an attractive open aspect to the front. Offered to the market with no onward chain, this delightful home presents an excellent opportunity for those seeking single-storey living in a desirable village setting.

The tiered front garden creates an inviting first impression, featuring an array of mature flowers and shrubs that enhance the property's kerb appeal while complementing its elevated position.

Internally, the accommodation offers two generous double bedrooms, a spacious lounge/diner, a fitted kitchen & bright conservatory overlooking the rear garden. The stylish four-piece bathroom features a separate shower enclosure & a charming claw-foot bath, providing the perfect place to relax and unwind.

Outside, the walled rear garden is beautifully presented with a patio seating area, a picket-fenced lawn, and well-stocked borders filled with mature flowers and shrubs, creating a private & peaceful outdoor space. The property also benefits from a garage & off-road parking.

Combining character, attractive gardens, and a highly desirable location, this wonderful bungalow is ready to move into and is available with the added advantage of no onward chain.

### Entrance Hall

Door opening to front, tiled flooring, ceiling light.

### Kitchen

3.52m x 2.34m (11'6" x 7'8")

Double glazed window to front, door opening to side. Kitchen comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, four ring gas hob, electric oven, cooker hood over, space for washing machine, space for two under counter appliances, wall mounted boiler, tiled splash backs, dado rails, part wood paneled walls, tiled flooring, ceiling light, radiator.

### Lounge/Diner

4.88m x 3.5m (16'0" x 11'6")

Double glazed window to rear, double glazed sliding doors into conservatory, electric wall mounted fire, carpet to flooring, radiator, ceiling light, TV point.





### Conservatory

3.2m x 2.5m (10'6" x 8'2")

Double glazed windows to rear & sides, double glazed French doors opening onto garden, tiled flooring, ceiling light with fan.

### Lobby

Carpet to flooring, ceiling light, loft access.

### Bedroom One

2.9m x 2.72m (9'6" x 8'11")

Double glazed window to front, built in wardrobe, carpet to flooring, ceiling light.

### Bedroom Two

2.49m x 2.87m (8'2" x 9'5")

Double glazed window to rear, built in wardrobe, carpet to flooring, ceiling light.

### Bathroom

3.64m x 1.9m (11'11" x 6'2")

Two double glazed windows to side, freestanding claw foot bath with mixer tap, shower enclosure, mains shower with waterfall & telephone shower attachment, concealed cistern WC, wash hand basin set into vanity unit, two heated towel rails, part tiled walls, tiled flooring, ceiling light.



### Garage

6m x 3m (19'8" x 9'10")

Single garage, off road parking to front, up & over door, power & lighting.

### External

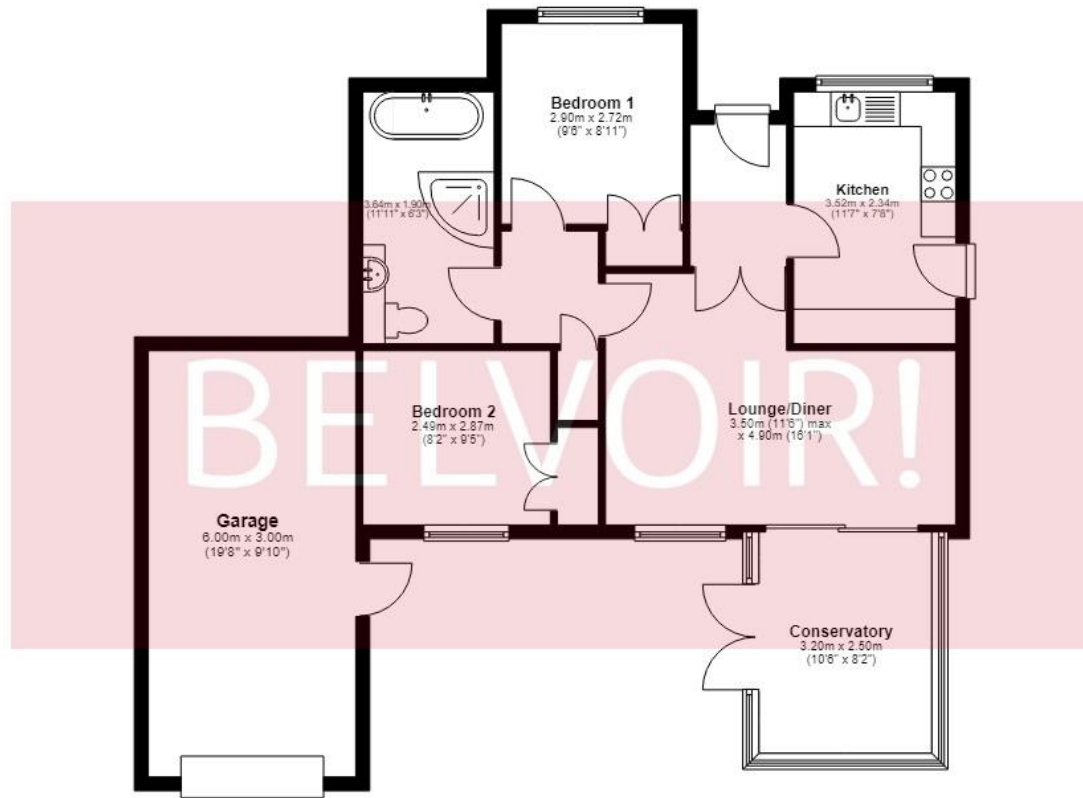
Front - Tiered frontage, mixture of mature shrubs & plants, picturesque views, access to rear.

Rear - Walled garden, picket fenced laid lawn, mature flowers & shrubs, slabbed patio, access to garage & off road parking.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Ground Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Contact us today to arrange a viewing...

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