



5 Maple Close

South Milford
LS25 5NP

Offers in the region of
£230,000



- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- NEWLY PAINTED THROUGHOUT AND NEW CARPETS
- NEWLY FITTED SHOWER ROOM
- MODERN COMBI BOILER
- ATTRACTIVE GARDENS NOT OVERLOOKED AT THE REAR
- ALARM
- CUL DE SAC LOCATION IN SOUGHT AFTER AREA
- DETACHED GARAGE
- NO ONWARD CHAIN





Nestled in the charming village of South Milford, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. The property has been newly painted throughout, offering a fresh and inviting atmosphere. The addition of new carpets enhances the overall appeal, ensuring a warm and cosy environment. This bungalow features two bedrooms and a cottage style kitchen, perfect for a small family or a couple. The single reception room provides a versatile space that can be tailored to your needs, whether it be a relaxing lounge or a vibrant entertaining area. The newly installed shower room adds a touch of modern convenience. One of the standout features of this property is the rear garden, which is not overlooked, providing a private sanctuary for outdoor enjoyment. No chain.

Front UPVC entrance door leading into:-

Hallway

With a window into the kitchen and a radiator. Door into:-

Living Room

5.13m x 3.21m (16'9" x 10'6")

Having a marble effect hearth with a gas fire (not connected). With a bay window to the front elevation and a radiator.

Kitchen

3.20m x 2.11m (10'6" x 6'11")

Having a range of cottage style base and wall units. Complimentary work surfaces incorporating a one and a half bowl ceramic sink with mixer tap over. A free standing gas cooker which is included in the sale. Plumbing for a washing machine and space for a fridge freezer. With a window to the side elevation and a plinth heater.

Inner Hall

With doors off. Access to the roof space which has been part boarded and also houses the combi boiler.

Bedroom 1

3.97m x 2.69m (13'0" x 8'10")

Being of a double size and having fitted wardrobes and over



bed storage. With a window to the rear elevation and a radiator.

Bedroom 2

2.84m x 2.67m (9'4" x 8'9")

Having french doors leading into the rear garden and a radiator.

Shower Room

1.93m x 1.69m (6'3" x 5'6")

Having a newly fitted white suite comprising hand wash basin in vanity unit, wc and a large walk in shower cubicle. Newly fitted flooring and a window to the side elevation.

Garage

Detached concrete garage with an up and over door.

Outside

The front is laid mainly to lawn with a block paved drive providing ample off road parking. The rear garden is not overlooked and is split level with lawned and patio areas. The gardens sheds are included in the sale.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered)

Mains Sewerage

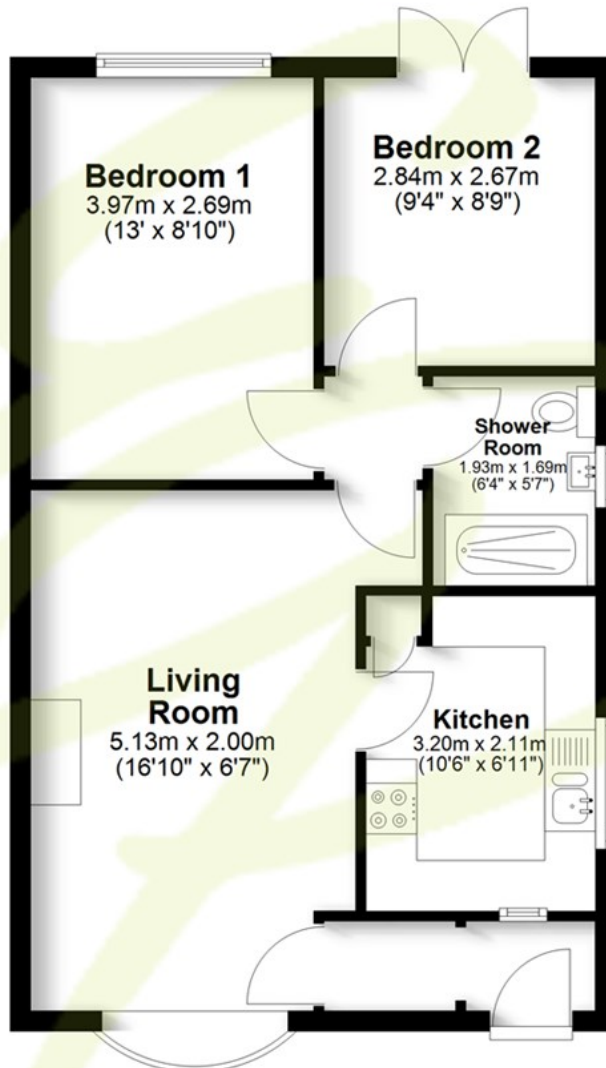
Mobile 4G

Broadband - FTTP (Ultrafast)



Ground Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Total area: approx. 50.8 sq. metres (546.4 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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