









This wonderful detached bungalow, provides deceptively spacious accommodation, occupying a superb, generous plot on the highly regarded West Hill. Internally the accommodation is all on one level, accessed via an entrance vestibule, connecting through to an impressive reception hall. There is a 27ft lounge, a separate dining room, conservatory overlooking the garden, a fitted kitchen and a useful utility. The principle bedroom features an en-suite bathroom/wc, there is a second double bedroom and a shower room/wc, accessed from the reception hall. Externally the property has a pleasant garden to the front with gated access leading onto a driveway providing off street parking and access to an attached garage. To the rear there is a beautiful garden with a lawn, patio, well-stocked planted borders and a summer house. This location provides convenient access to an extensive range of local amenities, shops and schools as well as offering excellent transport connections. We highly recommend a detailed inspection to appreciate the location, the versatile and generously proportioned accommodation, stunning garden and potential this remarkable bungalow has to offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

### Entrance Vestibule



Inner door to hallway.

### Reception Hall



Radiator, access point to loft and 2x storage cupboards.

### Lounge 13'5" x 27'1"



Double glazed bay window front and double glazed window to side. 2x radiators and an electric fireplace. Double doors to dining room.

### Dining Room 13'5" x 17'11"



Radiator and electric fireplace. Door to Kitchen. UPVC double glazed sliding patio door to conservatory

### Conservatory 10'8" x 7'4"



Double glazed windows and UPVC door to rear. Electric heater. Double glazed window and UPVC sliding patio door to rear.

### Breakfasting Kitchen 20'8" x 6'11"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space provided for a fridge freezer and oven. 2x double glazed windows rear, radiator and door to utility.

### Utility 6'11" x 8'9"



Base units with countertops over providing space for

washing machine and tumble dryer. Window to front and sliding patio door to rear.

### Bedroom 1 13'3" x 11'6"



2x double glazed windows, 2x radiators and built in mirrored fronted wardrobes. Door to en-suite.

### En-Suite Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

### Bedroom 2 13'5" x 13'5"



Double glazed bay window to front, built in wardrobes and vanity desk, radiator.

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## Shower Room



Low level WC, washbasin and walk in shower, radiator, skylight and built in storage.

## Outside



Attractive front garden with block paved, gated driveway providing off street parking. Generously sized rear garden with stunning lawned and block paved areas. Summerhouse and garage.

## Summerhouse 9'6" x 7'9"



2x single glazed bay windows to either side.

## Garage 9'6" x 15'9"



Access from front and rear via up and over shutter doors.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

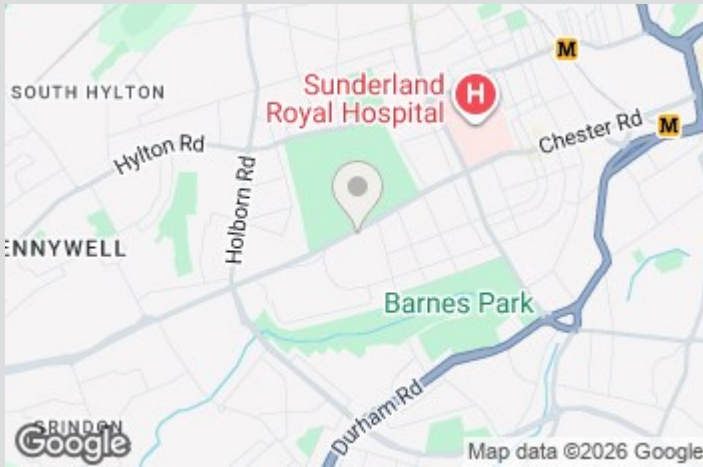
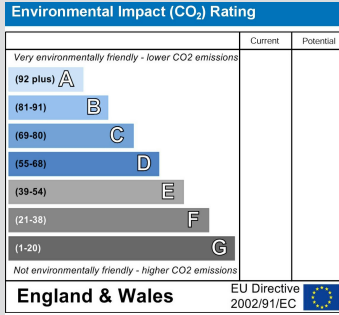
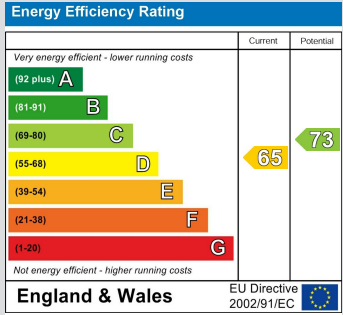
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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Ground Floor

Approximate total area<sup>(1)</sup>

167.6 m<sup>2</sup>

1805 ft<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.

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