CARTERS
ESTATE AGENTS

11 Cottonwood Grove

Harriseahead, ST7 4UG

2 1 2

Price £275,000

Exceptional Detached Bungalow - Beautifully Presented Throughout • No Onward Chain

Carters are proud to welcome to the market this outstanding detached bungalow, impeccably presented throughout and offered with the added benefit of no onward chain.

Occupying a desirable position, the property immediately impresses with its generous resin driveway providing ample off-road parking for several vehicles, alongside a carport and detached single garage. Stepping inside, the accommodation has been thoughtfully designed to offer stylish yet practical living. To the front of the property is a bright and contemporary fitted kitchen, complete with fully integrated appliances and finished to a high standard. A separate utility room and guest WC add further convenience. The spacious living room provides an excellent area for both relaxing and entertaining, enhanced by a modern electric fire which creates an elegant focal point. To the rear of the property are two generous double bedrooms, both beautifully presented and serviced by a luxurious modern shower room fitted with quality contemporary fixtures and fittings. Overlooking the rear garden is a superb conservatory, flooded with natural light and featuring French doors opening directly onto the patio — perfect for enjoying the garden throughout the seasons. Externally, the rear garden has been designed for low-maintenance living and includes a paved patio seating area, artificial lawn, secure timber shed, outside tap, and a variety of seasonal plants and shrubs adding colour and character.

This truly stunning bungalow offers move-in ready accommodation of the highest standard, making it an ideal opportunity for a wide range of buyers.
Early viewing is highly recommended.

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Entrance Hallway
UPVC double glazed entrance door to the side elevation.
Coving to the ceiling. Electric heater. Vinyl flooring.

Kitchen
10'5" x 9'1" (3.18m x 2.77m)
UPVC double glazed window to the front elevation.
Coving to the ceiling. Recessed ceiling down lighters. High gloss fitted kitchen incorporating a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in double electric oven / grill. Built in four ring electric hob with a glass splashback. Built in extractor hood. Space for a fridge freezer. Integrated dishwasher. Partially tiled walls. Electric plinth heater. Vinyl flooring.

Utility Room
5'1" x 9' (1.55m x 2.74m)
UPVC double glazed window to the side elevation.
Wall and base units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Vanity basin unit with storage under. Comfort level w.c. Extractor fan. Built in storage cabinet. Electric heater. Fully tiled walls. Vinyl flooring.

Living Room
11'5" x 20' (3.48m x 6.10m)
UPVC double glazed box bay window to the front elevation.
Coving to the ceiling. Recessed ceiling down lighters. Modern wall mounted electric fire. Feature wall lights. Two electric heaters.

Inner Hallway
Access to the loft.

Bedroom One
8'10" x 14'4" (2.69m x 4.37m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Electric heater.

Bedroom Two
10' x 8'10" (3.05m x 2.69m)
UPVC double glazed patio door to the rear elevation leading to the conservatory.
Coving to the ceiling. Fitted mirror fronted wardrobes. Electric heater.

Bathroom
9' x 6'6" (2.74m x 1.98m)
UPVC double glazed window to the side elevation.
Countertop wash hand basin with storage units under. Comfort level w.c. Corner shower enclosure with an electric shower. Coving to the ceiling. Partially tiled walls. Extractor fan. Recessed ceiling down lighters. Mirror with LED lighting. Chrome heated towel rail. Mirror fronted cabinet. Electric heater. Vinyl flooring.

Conservatory
19' x 9'9" (5.79m x 2.97m)
UPVC double glazed french doors to the rear and side elevations. UPVC double glazed windows to the side and rear elevations.
Vinyl flooring.

Garage
Up and over garage door to the front elevation. UPVC double glazed window to the side elevation.
Power and lighting.

Externally
The property enjoys superb kerb appeal, approached via a generous resin driveway providing ample off-road parking for multiple vehicles, alongside a carport and detached single garage.

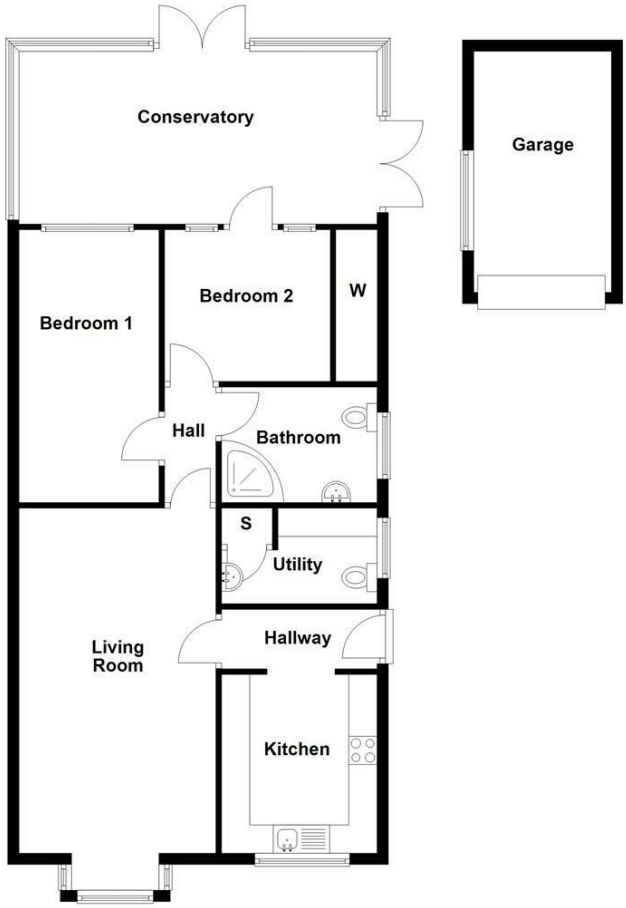
To the rear, the property benefits from a beautifully maintained low-maintenance garden, thoughtfully designed to offer both practicality and enjoyment. Features include a paved patio seating area, artificial lawn, secure timber shed, outside tap, and a selection of mature seasonal plants and shrubs creating an attractive outdoor setting ideal for relaxing and entertaining.

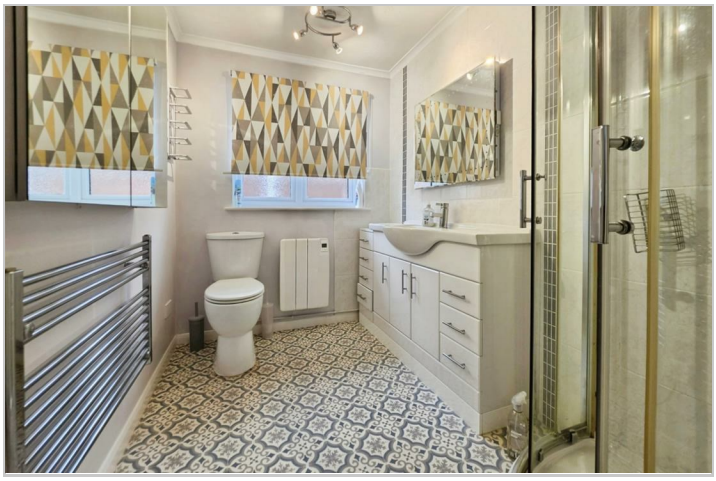
Additional Information
Freehold. Council Tax Band C.

Total Floor Area: 68 Square Meters / 731 Square Foot.

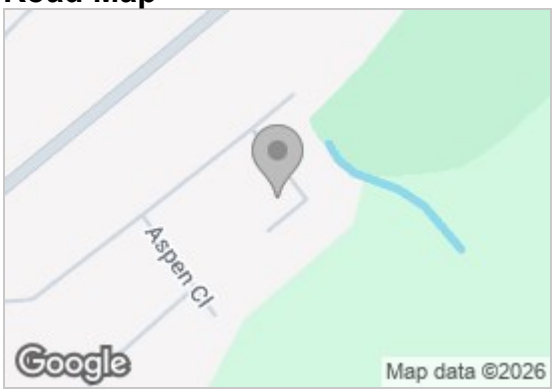
Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



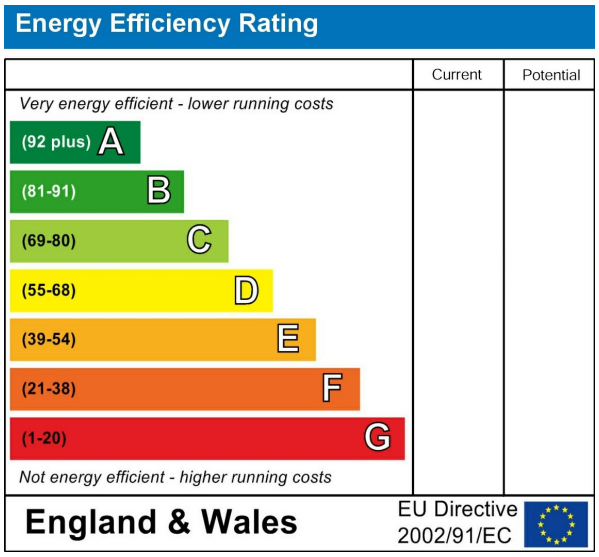


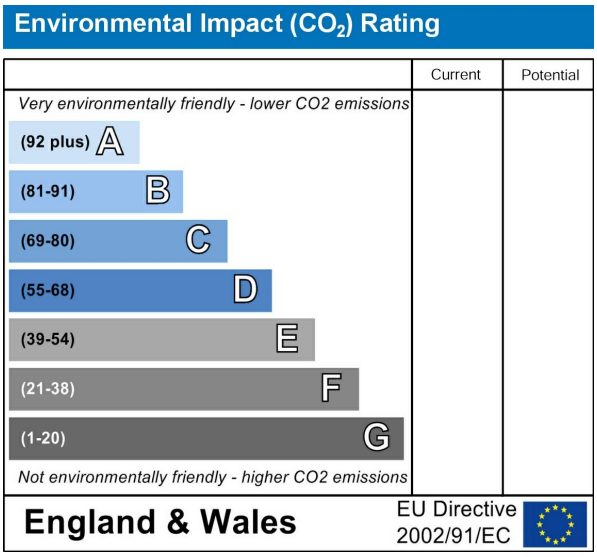
Road Map



Hybrid Map

Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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