



11 High Street, Flixborough

£235,000 Freehold

Spacious landscaped garden • Conservatory • Double garage • Ample driveway parking • Off-road gated parking • Modern open plan kitchen with island • Integrated kitchen appliances • Modern bathroom with bath and shower • Eco-friendly solar panels • Fireplace in living room

3 Bedroom Semi-Detached Bungalow – Flixborough
Peaceful Village Location | Generous Plot | Double
Garage

Council Tax band: B

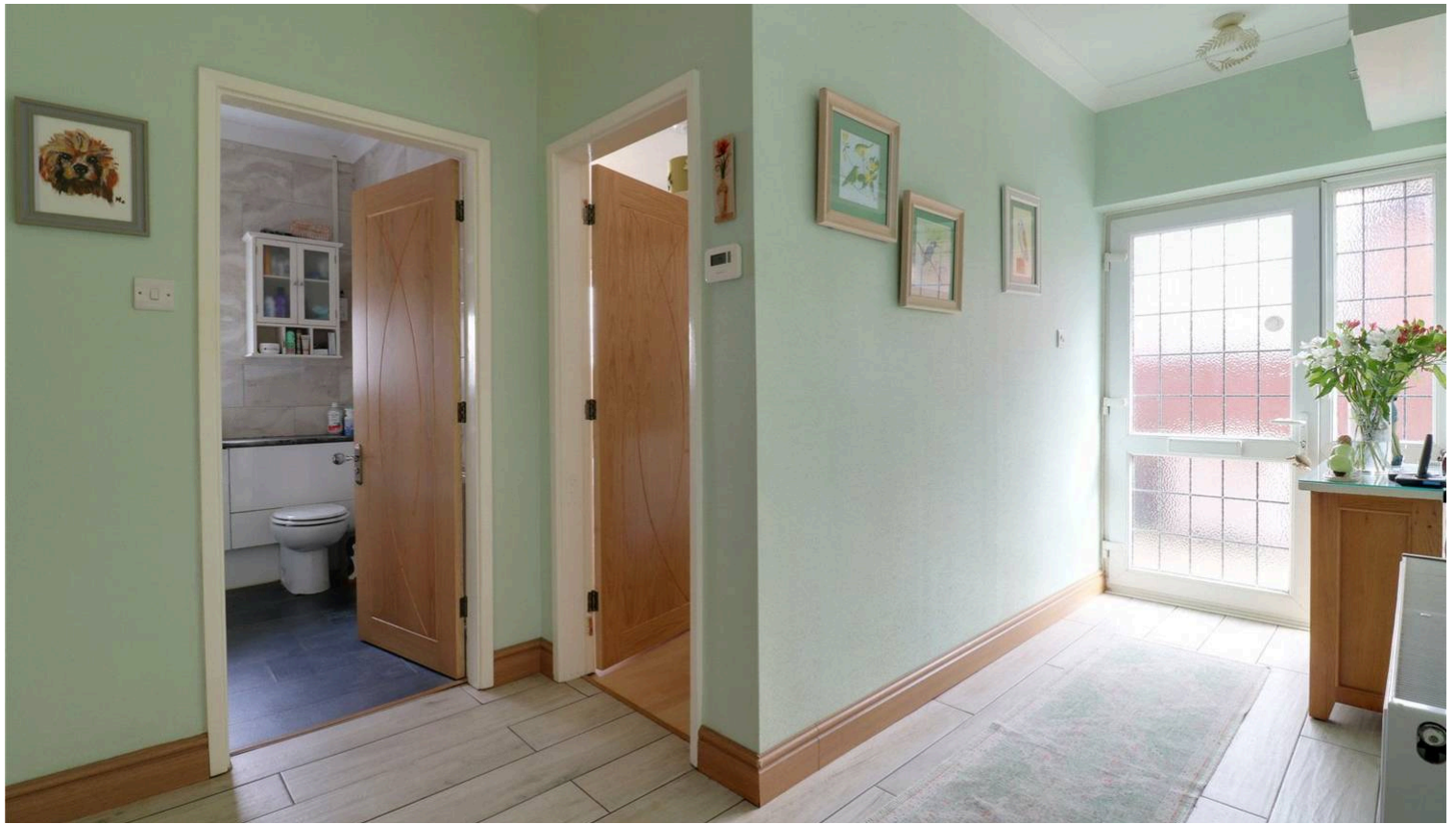
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious landscaped garden
- Conservatory
- Double garage
- Ample driveway parking
- Off-road gated parking
- Modern open plan kitchen with island
- Integrated kitchen appliances
- Modern bathroom with bath and shower
- Eco-friendly solar panels
- Fireplace in living room





Side Entrance Hallway

Includes a uPVC double glazed entrance door with inset patterned glazing with adjoining side light, a wall mounted Ring alarm keypad, wall to ceiling coving, tiled flooring, a Honeywell thermostatic control for the central heating and attractive oak doors allow access off to;

Lounge

17' 1" x 11' 10" (5.21m x 3.61m)

With a front uPVC double glazed window, oak style laminate flooring, dado railing, TV input, wall to ceiling coving and a feature gas coal effect fireplace with tiled hearth, matching backing and oak surround and mantel.

Kitchen

12' 0" x 11' 10" (3.66m x 3.61m)

With a range of shaker style light low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate working top surface with matching uprising incorporating a Russel Hobbs five ring gas hob with overhead extractor fan with down lighting, ceramic tiled splash backs to the working tops, Beko electric oven, plumbing for an integrated dishwasher and plumbing for a washing machine, tiled flooring, space for a tall fridge freezer, wall to ceiling coving and an opening leads through to;





Garden/Dining Room

12' 3" x 11' 2" (3.73m x 3.40m)

With surrounding uPVC double glazed windows and a side uPVC door allowing access to the rear garden, continuation of flooring, wall to ceiling coving, TV input and ceiling spotlights.

Master Bedroom 1

14' 5" x 13' 7" (4.39m x 4.14m)

With a front uPVC double glazed window and wall to ceiling coving.

Bedroom 2

8' 11" x 9' 8" (2.72m x 2.95m)

Has a side uPVC double glazed window and tiled effect vinyl flooring.

Rear Bedroom 3

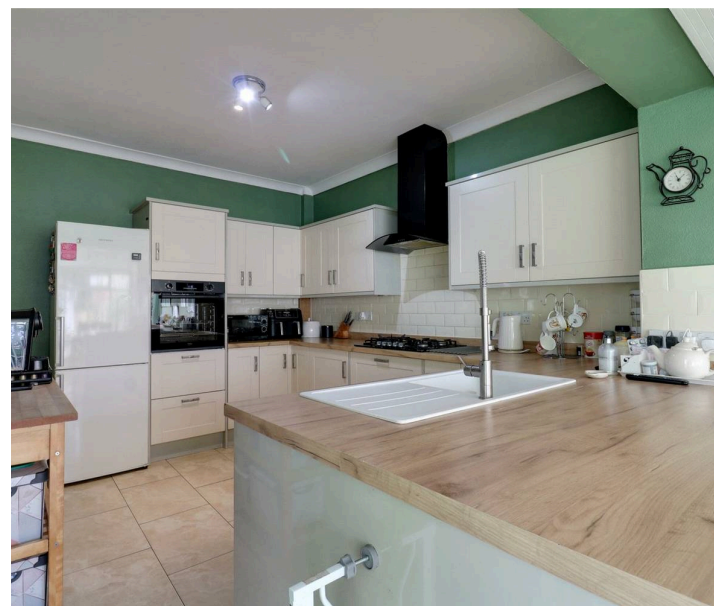
7' 11" x 11' 7" (2.41m x 3.53m)

With a rear uPVC double glazed window and TV input.

Bathroom

7' 6" x 6' 11" (2.29m x 2.11m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a p-shaped panelled bath with overhead Triton electric shower with glazed folding screen, oval wash hand basin with storage units beneath with an adjoining low flush WC with a patterned working top, fully tiled walls, ceiling spotlights, wall to ceiling coving, tiled effect laminate flooring and a chrome wall mounted towel heater.





Grounds

The rear of the bungalow provides an extremely private and generous well kept mature lawned garden with surrounding fully stocked borders, secure fencing, surrounding woodlands and the rear of the property has a timber storage shed and detached brick built garage with a block paved driveway which allows ample off street parking leading down to the side of the bungalow. The front provides a low maintenance gravelled top front with a swinging block paved driveway and boundary walling.

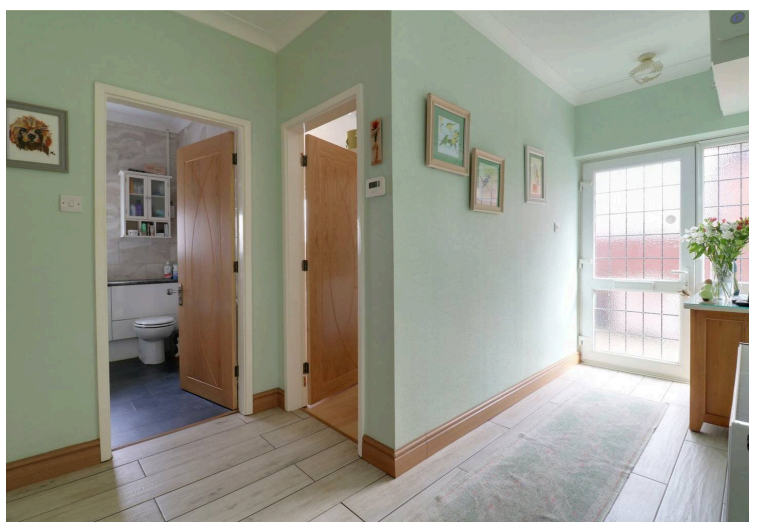
Double Garage

17' 9" x 18' 8" (5.41m x 5.69m)

With two twin up and over doors and full power and lighting.







Ground Floor

Approx: 124.4 sq. metres (1338.7 sq. feet)



Total area: approx. 124.4 sq. metres (1338.7 sq. feet)

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