



2

Bedrooms



1

Bathroom



1

Reception



- Detached bungalow
- Two Double Bedrooms
- Gorgeous Kitchen
- Shower Room
- Porch
- Large Driveway
- Low Maintenance Gardens
- Super Sought After Area
- Available Immediately
- EPC rating C (74/100)



Situated in the highly sought-after area of Stockton Brook, this attractive two-bedroom detached bungalow on Nursery Avenue offers spacious and well-presented accommodation in a desirable residential setting. The property would make an excellent home for a variety of tenants, offering comfortable living accommodation, generous off-road parking and pleasant outdoor space.

The property is entered via a useful porch with two double-glazed windows, a double-glazed entrance door and tiled flooring. The generous lounge benefits from two double-glazed windows, a further double-glazed door and three radiators, creating a bright and welcoming living space.

The fitted kitchen features a range of wall and base units with work surfaces, tiled splashbacks, a sink with half bowl and drainer, built-under cooker, electric hob and integrated fridge freezer. Further benefits include tiled flooring, a radiator, double-glazed window and external door.

There are two well-proportioned bedrooms, both benefiting from double-glazed windows and radiators. The shower room is fitted with a double shower cubicle, low-level WC and hand wash basin, complemented by tiled flooring, part-tiled walls, an extractor fan, towel-warming radiator and double-glazed window.

Externally, the property enjoys excellent off-road parking, with a driveway providing space for numerous vehicles alongside attractive decorative shrubs. To the rear is a tiered garden with low-maintenance pebbled areas, decorative planting and decked patio spaces, ideal for outdoor seating and entertaining.

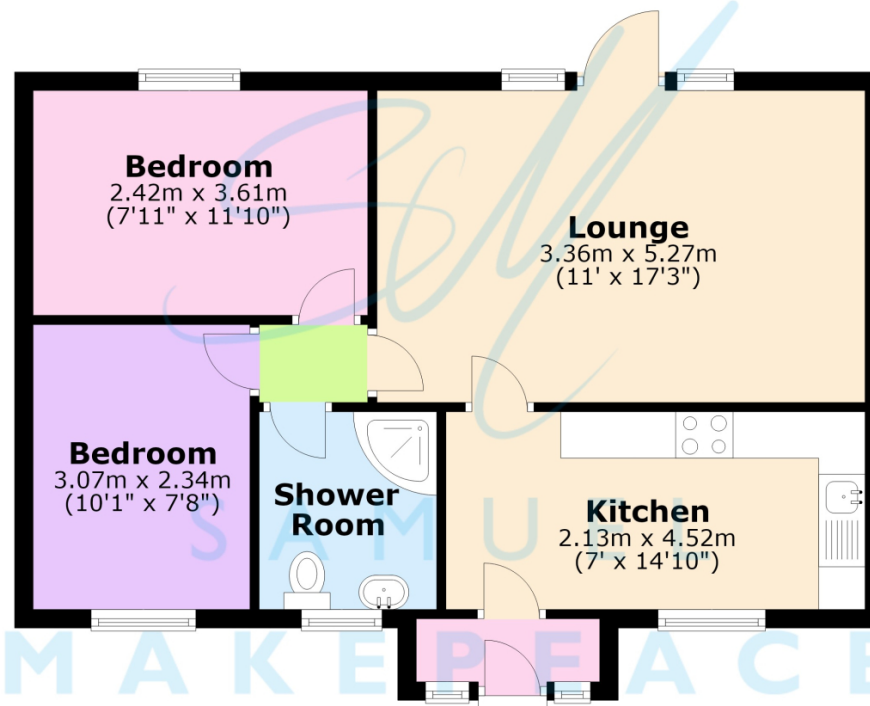
Offering spacious accommodation in one of Stockton Brook's most desirable residential locations, this attractive bungalow is expected to generate strong interest and early viewing is highly recommended.

Contact Samuel Makepeace Bespoke Estate Agents to arrange your viewing.*Disclaimer:*

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Ground Floor



B Total area: approx. 51.8 sq. metres (557.5 sq. feet) **S**

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stockton Brook, ST9

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		92
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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