





Abode are pleased to offer for sale this well-presented and extended detached bungalow, providing versatile living accommodation with two/ three bedrooms. Occupying a generous plot, the property benefits from ample off-road parking, a well-maintained rear garden, and a detached garage with a useful storage room to the rear. The property also boasts solar panels, double glazing throughout and gas central heating.

The home has been thoughtfully improved by the current owners and is presented in move-in-ready condition. It is well positioned within close proximity to Clarice Cliff Primary School and is conveniently located for a range of shops, local amenities, and secondary schools.

In brief, the accommodation comprises a kitchen diner, living room, dining room/ bedroom, two further bedrooms, a shower room and additional sitting room.

Ideal for those looking to downsize or first-time buyers alike, this versatile bungalow is highly recommended for early viewing.



### Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker, hob and extractor hood above. Tiled flooring and partially tiled walls, central heating radiator, UPVC double glazed windows to the side and front elevations and door leading in from the front. Space and plumbing for a washing machine, fridge freezer and tumble dryer, ample space for a dining table and chairs.

### Living Room

Energy efficient glazed bay window to the front elevation, central heating radiator, fireplace providing space for an electric fire, sliding door leading into:-

### Dining Room/ Bedroom

Central heating radiator, sliding patio doors into:-

### Sitting Room

UPVC double glazed window to the rear elevation and sliding patio doors leading out into the garden, central heating radiator.

### Bedroom

Double glazed windows to the side and rear elevations, central heating radiator.

### Hallway

Airing cupboard housing the boiler.

### Bedroom

UPVC double glazed window to the side elevation, central heating radiator and built in mirrored wardrobes.



### Bathroom

White suite comprising:- WC, wash hand basin with storage cupboard below and double shower cubicle with waterfall and hand held shower and glass shower screen. UPVC double glazed window to the side elevation, loft access, partially tiled walls, towel radiator and eye level storage cupboard.







### Garage

Double doors leading in, fireplace, personal door and double glazed window to the side elevation, power and lighting and over head storage.

### Storage Room to the Rear of the Garage

Window to the side elevation, power and lighting.

### Outside

Ample off road parking to the front and side with access to the detached garage and outside water tap.

The rear garden is private and enclosed, and offers a covered decking area, patio and lawned garden- ideal for garden enthusiasts and entertaining.





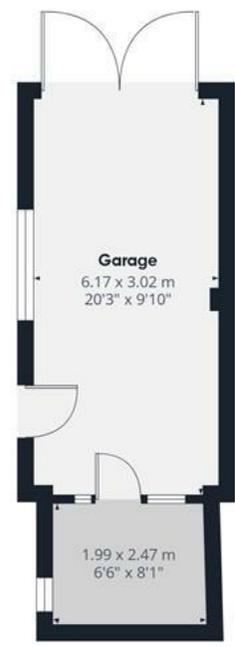








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
95.4 m<sup>2</sup>  
1026 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.



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

71.8 m<sup>2</sup>  
772 ft<sup>2</sup>

(1) Excluding balconies and terraces

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