



- An impressive detached bungalow occupying a private level plot
- Feature kitchen dining room, separate utility room, cloakroom
- Good size lounge opening into a sun room to front
- Four bedrooms, master ensuite, attractive family bathroom
- Fully enclosed and extremely private west facing garden
- Extensive private driveway parking and double garage



"An impressive, detached bungalow situated in an extremely private position on a large, sunny level plot with feature kitchen diner, extensive private drive and double garage".

The accommodation comprises central entrance hallway with handy storage cupboard. Lounge opening into a sun room to front of property overlooking drive. There is a feature kitchen dining room boasting a good range of fitted units with integrated appliances, the dining area has French doors opening onto the garden. Separate utility room with fitted units and door onto garden. Cloakroom. The bungalow provides three bedrooms have fitted wardrobes whilst the fourth bedroom has a free-standing wardrobe included in the sale, the main bedroom has an ensuite shower room, the third bedroom has a deep walk-in wardrobe / store cupboard. The bathroom enjoys a panelled steel bath and separate shower enclosure. Gas central heating and double glazing.

Externally the property is approached via a private drive leading into a forecourt parking area with ample space to turn. The double garage has power, lighting, a remotely operated roller shutter door and side door and window. There is a level lawn area which could provide further parking if required. To both sides of the bungalow is a gated access into a very private level garden which appreciates a sunny westerly aspect, lawn, patio, and flower borders, enclosed with substantial natural stone walling and mature evergreens.

**Agents Note:** The property has two solar panels fitted which are owned and provide domestic hot water.

**Tenure:** Freehold. **Council Tax Band:** E.





4'4" x 5'0"  
1.33 x 1.53 m



Approximate total area<sup>m</sup>  
1569 ft<sup>2</sup>  
145.7 m<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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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