



## 26 Clayton Holt, South Kirkby, WF9 3RB

Beautiful 2 Bedroom Detached Bungalow – Extended, Spacious and Immaculately Presented, South Kirkby

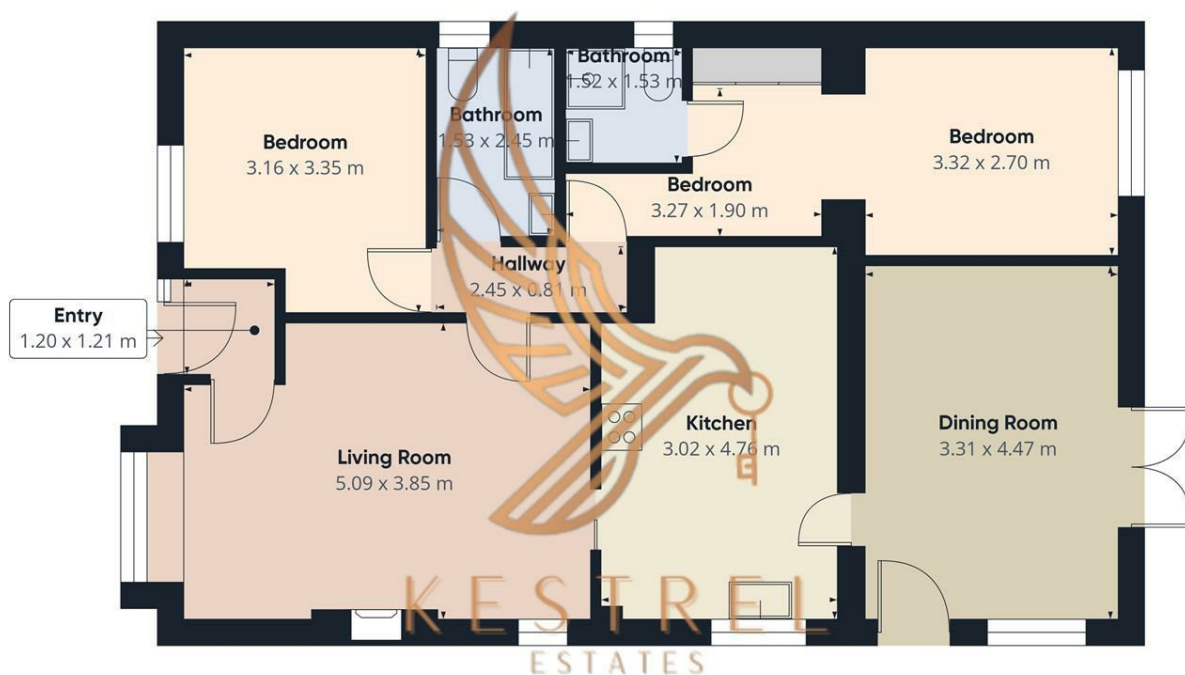
Set on an enviable plot within a popular development in South Kirkby, this charming two-bedroom detached bungalow offers generous living space, immaculate presentation throughout, and fantastic kerb appeal. Complete with a garage, off-street parking for multiple vehicles, and well-maintained gardens to the front and rear, this property is ideal for those looking to downsize without compromise.

Having been extended and thoughtfully designed, the home offers a surprising amount of space. The spacious kitchen features an expanse of fitted units and integrated appliances, while the light and airy main lounge provides a relaxing space to unwind. To the rear, a second lounge/dining room opens directly onto the garden, creating a perfect spot for entertaining or enjoying the sunshine.

There are two excellent-sized bedrooms, including a master suite with dressing area and en suite shower room, along with a stylish main bathroom. Every room has been beautifully maintained, allowing the next owners to move straight in and enjoy.

**£270,000**

- Beautiful 2 Bed Extended Bungalow
- Immaculate Throughout
- Extended to the rear
- Kitchen with Integrated Appliances
- 2 Reception Rooms
- Master Bedroom with En-Suite & Dressing Area
- Modern Family Bathroom
- Gardens to the Front & Rear
- Garage & Off Road Parking
- Great Location



Approximate total area<sup>®</sup>  
82.6 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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