



Good Choice are proud to offer for sale this beautifully presented, extended and refurbished detached Bungalow situated on a quiet close in the popular village of Little Billing.

Accommodation includes entrance porch, hall, lounge, open plan refitted kitchen dining living room, two double bedrooms and modern shower room. Outside are front and rear gardens with driveway for two cars leading to a single garage. (A/84m2/M)

Key Features:

- REFURBISHED THROUGHOUT & BEAUTIFULLY PRESENTED
- EXTENDED DETACHED BUNGALOW
- POPULAR VILLAGE OF LITTLE BILLING
- OPEN PLAN REFITTED KITCHEN DINING LIVING ROOM
- SEPARATE LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR TWO CARS AND SINGLE GARAGE
- SITUATED ON A QUIET CLOSE
- COUNCIL TAX BAND C
- NEAR TO LOCAL AMENITIES



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Porch

Entered via a composite front door, double glazed windows to the sides and double glazed door to the entrance hall.

Entrance Hall

Carpet, radiator, two cupboards, loft access (ladder, light, boiler) and doors to:

Lounge

3.46m x 4.4m (11'4 x 14'5)

Carpet, radiator, double glazed window to the front and TV point.

Kitchen Dining Living Room

5.87m max x 5.46m max (19'3 x 17'11)

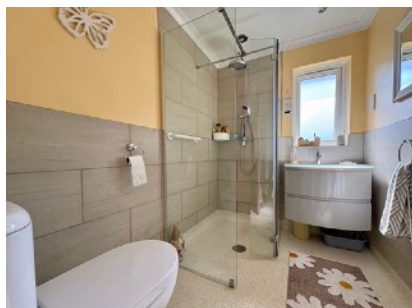
Karndean flooring, base and wall units, quartz worktops, butler sink, extractor with splashback, space for an electric range cooker, washing machine and fridge freezer. Opens into dining and living area. Three radiators, three double glazed windows to the rear, three skylights and double glazed French doors to the rear.



Shower Room

2.36m x 1.71m (7'9 x 5'7)

Shower cubicle, wet room flooring, dual flush WC, mounted wash basin with storage under, radiator, tiling to water sensitive areas, extractor and double glazed window to the rear.



Bedroom 1

3.97m x 2.83m (13' x 9'3)

Carpet, double glazed window to the rear and radiator.

Bedroom 2

2.5m x 4.42m (8'2 x 14'6)

Carpet, radiator and double glazed window to the front.



Rear Garden

Fence enclosed, mainly laid to lawn with patio seating area, borders, shrubs, tap, door to the garage and lean to.

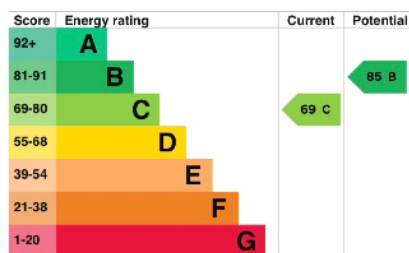
Front Garden

Low maintenance gravelled area with trees and shrubs. Driveway for two cars leading to a single garage.

Garage

4.94m x 2.57m (16'2 x 8'5)

Up and over garage door, light, power, window to the rear and door to the garden.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.