



The property benefits from gas central heating and double glazing throughout and must be viewed to fully appreciate the well-proportioned accommodation on offer. Inside, the bungalow has a light and airy feel with a welcoming layout. The spacious lounge features an attractive fireplace and double-glazed sliding doors opening into a conservatory, providing additional living space and pleasant views over the rear garden. From the lounge, a doorway leads through to a well-appointed fitted kitchen, complete with a range of wall and base units offering ample storage and workspace. The property further comprises two generous double bedrooms, along with a shower room fitted with a white suite including WC, wash basin, and electric shower.

Externally, the property enjoys a private South facing rear garden with a combination of lawn and paved seating areas, ideal for relaxing or entertaining. To the front, a driveway provides off-road parking and leads to a carport and detached garage, offering additional parking and storage. Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



**PAUL
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Sales & Lettings

Side Entrance Hall

Living Room 16' 6" x 10' 8" (5.03m x 3.25m)

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

Conservatory 8' 7" x 8' 1" (2.61m x 2.46m)

Bedroom One 12' 9" x 8' 7" (3.88m x 2.61m)

Bedroom Two 10' 10" x 9' 9" (3.30m x 2.97m)

Shower Room

Outside

Front Drive

Detached Garage 15' 9" x 8' 6" (4.80m x 2.59m)

Rear Garden

Lounge 5.08m (16'8") x 3.28m (10'9")

Kitchen 2.70m (8'10") x 2.41m (7'11")

Bedroom 3.94m (12'11") x 2.66m (8'9")

Bedroom 3.32m (10'11") x 3.04m (9'11")

Hall

Shower Room

Boiler

Car Port

Covered Entry

Garage





Floor Plan

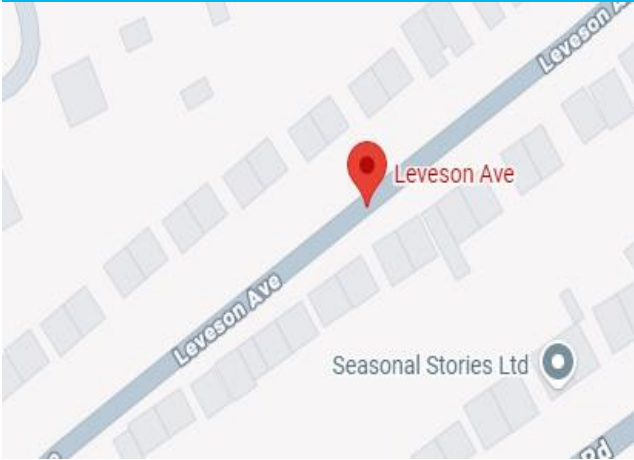
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th June 2026

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