



- An extended detached bungalow occupying a large corner plot
- Light and airy lounge with pleasant dual aspect
- Impressively large kitchen dining room with door to garden
- Four flexible bedrooms, and or second lounge / self contained suite
- Bathroom with panelled bath and separate shower
- Private side drive to garage, extremely private southwest facing garden



"An extended detached bungalow occupying a sunny and substantial corner plot with private garden, private drive and garage, offered for sale with vacant possession".

The accommodation comprises a central entrance hallway with doors to all rooms. There is an L shaped lounge with natural stone fireplace (not assessed) and a light and airy dual aspect. An impressive sized kitchen dining room has a door and window opening onto the rear garden. There are four bedrooms, however two are interconnecting and one of these rooms has patio doors onto the garden making the accommodation of this property very flexible and subject to one's own interpretation as this area could be used as a second lounge or even a self-contained suite. The bathroom which is also a decent size has a panelled bath and separate shower enclosure.

Outside front and side is a garden space with gravelled area, lawned area and mature planting. A side drive leads to a single garage with power and lighting, To the rear is a sunny and private south westerly facing garden with patio and lawn.

The property requires general updating inside and out.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.