



This detached three bedroom bungalow should prove of particular interest to viewers for whom parking, storage or possible future annex potential is a priority, given that it offers both an extensive gravel drive and a detached double garage with an office.

The generously wide plot also features a lovely garden, which combined with the country lane location and neighbouring view, certainly enhances the rural feel. And though pleasantly situated in the older part of the village, the property is only only a mile and a half from a wealth of village amenities. These include both primary and secondary schools, community centre, a GP surgery, co-op and fish and chip shop as well as two pubs.

Buyers working to a restricted timeframe will note that property is also offered with the benefit of no onward chain.



- Three Bedroom Detached Bungalow
- Detached Double Garage With Office
- Generous Gravel Parking Area
- Oil-Fired Heating (Boiler fitted 2025)
- Offered With No Onward Chain
- Neighbouring Field Views
- Popular Village Location
- EPC 'E' 52 Tenure: Freehold

Note: This property is not connect to mains drainage. The Oil-fired central heating boiler has been replaced since the completion of the energy performance certificate.





Entrance via double glazed and obscured door into the **Entrance Hall** - Being L-shaped and having coved and textured ceiling, built-in double cloaks cupboard, two radiators, loft access and airing cupboard with hot water cylinder and immersion heater. Doors are arranged off the hall to:

Breakfast Kitchen 15'1 x 9'7 (4.59m x 2.92m) - Having double glazed windows to the front and side aspect. The kitchen comprises a range of fitted cupboard and drawer units to both base and eye level with worksurfaces, having an inset sink drainer unit, space for cooker with extractor canopy over and further space for washing machine and integral fridge and freezer. Obscure glazed door leads through to the conservatory

Conservatory 6.50m x 2.00m (21'4" x 6'7") With uPVC door to the front aspect and uPVC French doors leading out to the garden, tiled floor, two radiators and patio doors leading into the lounge.

Lounge 18'1 x 11'2 (5.51m x 3.40m) - Double glazed window to the rear aspect, brick fire surround with tiled hearth and brass style fender, wall light point and door to the hall.

Bathroom (wet room) 2.64m x 2.28m (8'8" x 7'6") - Having double glazed and obscured window to the front and comprising a suite of panelled bath with tiling where appropriate, vanity wash hand basin with cupboard below, close-coupled WC and wall mounted Triton shower, heated towel rail, shaver point and wall mounted mirror.

Bedroom One 3.11m x 2.68m (10'2" x 8'10") - Having double glazed window to the rear aspect, radiator.

Bedroom Two 3.63m x 2.67m (11'11" x 8'9") - Double glazed window to the side aspect, radiator.

Bedroom Three 11'11" x 8'9" (3.63m x 2.66m) – Enjoys a double aspect with double glazed windows to the front and side aspect, radiator.

Outside

The property is approached through farmhouse style wooden double gates with brick pillars to each side and a coped wall, with the gates opening onto the generous gravel drive, providing off-road parking for several vehicles. To the right hand side there is both a sectional garden store with power and the:

Double Garage 5.31m x 4.53m (17'5" x 14'10") – Having light and 3-phase electric connected and an electrically operated roller door. Also to the left of the garage is the attached **Office 4.53m x 2.87m (14'10" x 9'5")** which also features power, lighting and shower cubicle. The garage and office could prove suitable for a variety of future uses, obviously subject to the required planning consents.

To the left of the garage and parking area, a double-width footpath extends to the canopied main entrance and to the main lawned garden which has interspersed with flower beds, trees and shrubs and having a fence border to the front. There is also an outside tap and security lighting.









Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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