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Treedale Close
CV4 9HQ

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A Beautifully Renovated Detached Bungalow with Stunning Landscaped Gardens

Having been comprehensively renovated and finished to an exceptional standard throughout, this outstanding detached bungalow offers the perfect blend of contemporary luxury, versatile single-storey living and breathtaking outdoor space. Occupying a generous plot within a highly sought-after residential location, this turnkey home has been thoughtfully redesigned with style, comfort and practicality at the forefront, creating a property ready to move straight into and enjoy.

Stepping inside, you are welcomed by a spacious entrance hallway which provides access to all principal rooms and immediately showcases the quality of finish found throughout the home. The impressive living room is undoubtedly the heart of the property, offering an abundance of natural light, generous proportions and ample space for both relaxing and entertaining. Its open feel creates a wonderful social environment while still retaining a cosy atmosphere for quieter evenings.

The modern fitted kitchen has been beautifully appointed with a range of contemporary units, quality work surfaces and integrated appliances, offering both

The rear garden has been transformed into an exceptional outdoor entertaining space and is undoubtedly one of the standout features of the home. Carefully designed with both aesthetics and functionality in mind, it offers multiple seating and entertaining areas finished with high-quality porcelain paving, contemporary brick detailing and beautifully defined levels that create interest throughout the landscape.

A superb covered gazebo provides the perfect setting for outdoor dining and entertaining throughout the seasons, while a bespoke sunken seating area creates a luxurious focal point ideal for relaxing with family and friends. The central lawn offers a lovely balance of greenery, making the garden equally suited to children, pets or simply enjoying the open space. Mature borders, attractive planting and enclosed fencing provide both privacy and a wonderfully tranquil setting, giving the feeling of your own private oasis.

Whether hosting summer barbecues, evening drinks or simply unwinding after a busy day, this beautifully landscaped garden has been designed to be enjoyed all year round and significantly enhances the appeal of this already exceptional home.

To the front, the property benefits from off-road parking together with an integral garage, providing excellent storage or further potential depending on a purchaser's requirements.

Fully renovated from top to bottom, offering approximately 1,098 sq. ft. of beautifully presented accommodation and complemented by one of the finest landscaped gardens

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

6.35m x 5.49m

Kitchen

3.76m x 2.59m

Inner Hallway

3.10m x 2.69m

W/C

0.97m x 1.42m

Bathroom

2.01m x 1.70m

Bedroom

3.05m x 5.44m

Bedroom

3.02m x 3.61m

Garage

2.54m x 4.65m

Floor Plan



Total area: 1098.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

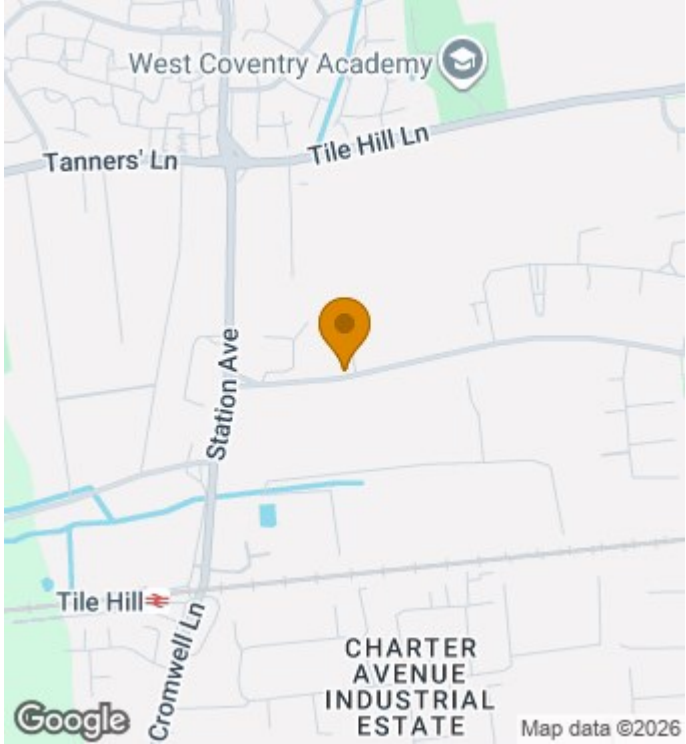
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

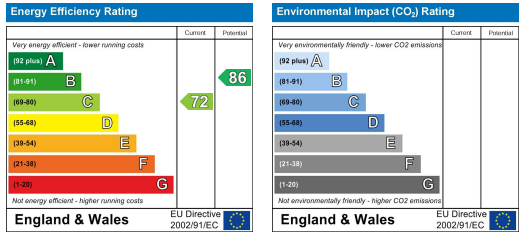
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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