



2 West Street, West Butterwick

£475,000 Freehold

A STUNNING TRADITIONAL DORMER STYLE DETACHED BUNGALOW · LARGELY EXTENDED TO THE REAR · PROMINANT CORNER PLOT · BEAUTIFULLY KEPT & EXTREMELY VERSATILE ACCOMMODATION · QUALITY FITTED KITCHEN & BATHROOMS · 5 RECEPTION ROOMS · 5 BEDROOMS · SUBSTANTIAL DRIVEWAY & DOUBLE GARAGE (6m x 6m) · PRIVATE LANDSCAPED GARDENS · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Spacious 5 bed, 5 reception detached dormer bungalow (approx. 3,250 sq ft) with annexe potential, double garage, large gardens, extensive parking, and modern fittings. Ideal for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A STUNNING TRADITIONAL DORMER STYLE DETACHED BUNGALOW
- LARGELY EXTENDED TO THE REAR
- PROMINANT CORNER PLOT
- BEAUTIFULLY KEPT & EXTREMELY VERSATILE ACCOMMODATION
- QUALITY FITTED KITCHEN & BATHROOMS
- 5 RECEPTION ROOMS
- 5 BEDROOMS
- SUBSTANTIAL DRIVEWAY & DOUBLE GARAGE (6m x 6m)
- PRIVATE LANDSCAPED GARDENS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Central Reception Hall

7' 0" x 17' 4" (2.13m x 5.29m)

With a front light wood grain effect uPVC double glazed entrance door with patterned leaded glazing, feature open tread oak staircase with open spell balustrading and matching newel posts leads to the first floor accommodation, wall to ceiling coving and wall mounted Hive thermostat.

Large Front Living Room

23' 0" x 13' 0" (7.00m x 3.97m)

With front light wood grain effect uPVC double glazed window, wall to ceiling coving, marble fireplace and a squared archway leads through to;

Formal Dining Room

12' 0" x 14' 0" (3.66m x 4.26m)

Rear woodgrain effect uPVC double glazed and leaded windows, plate rail, beam effect to the ceiling and door leads back through to the reception hallway.

Bedroom 5 (Ground Floor)

10' 5" x 9' 7" (3.18m x 2.92m)

With rear uPVC double glazed sliding patio doors leading to the garden, attractive range of light fronted bedroom furniture providing hanging rail, over bed storage and vanity unit and wall to ceiling coving.





Family Bathroom

12' 0" x 9' 7" (3.67m x 2.92m)

Rear uPVC double glazed window with patterned glazing, built-in airing cupboard with shelving. The bathroom enjoys a quality suite in white comprising a low flush WC, spa bath, feature vanity wash hand basin with drawer units beneath set within a quarry top, large shower cubicle with mains shower and glazed screen and tiled flooring, part tiling to walls and large fitted chrome towel rail.

Sitting Room

16' 3" x 12' 10" (4.96m x 3.92m)

With front light woodgrain effect uPVC double glazed leaded window, attractive wooden style cushioned flooring, picture railing, modern gas fire with marble hearth and carved decorative surround and mantel and with a feature open access with glazed side lights leads through to;





Modern Fitted Breakfasting Kitchen

11' 3" x 18' 1" (3.42m x 5.50m)

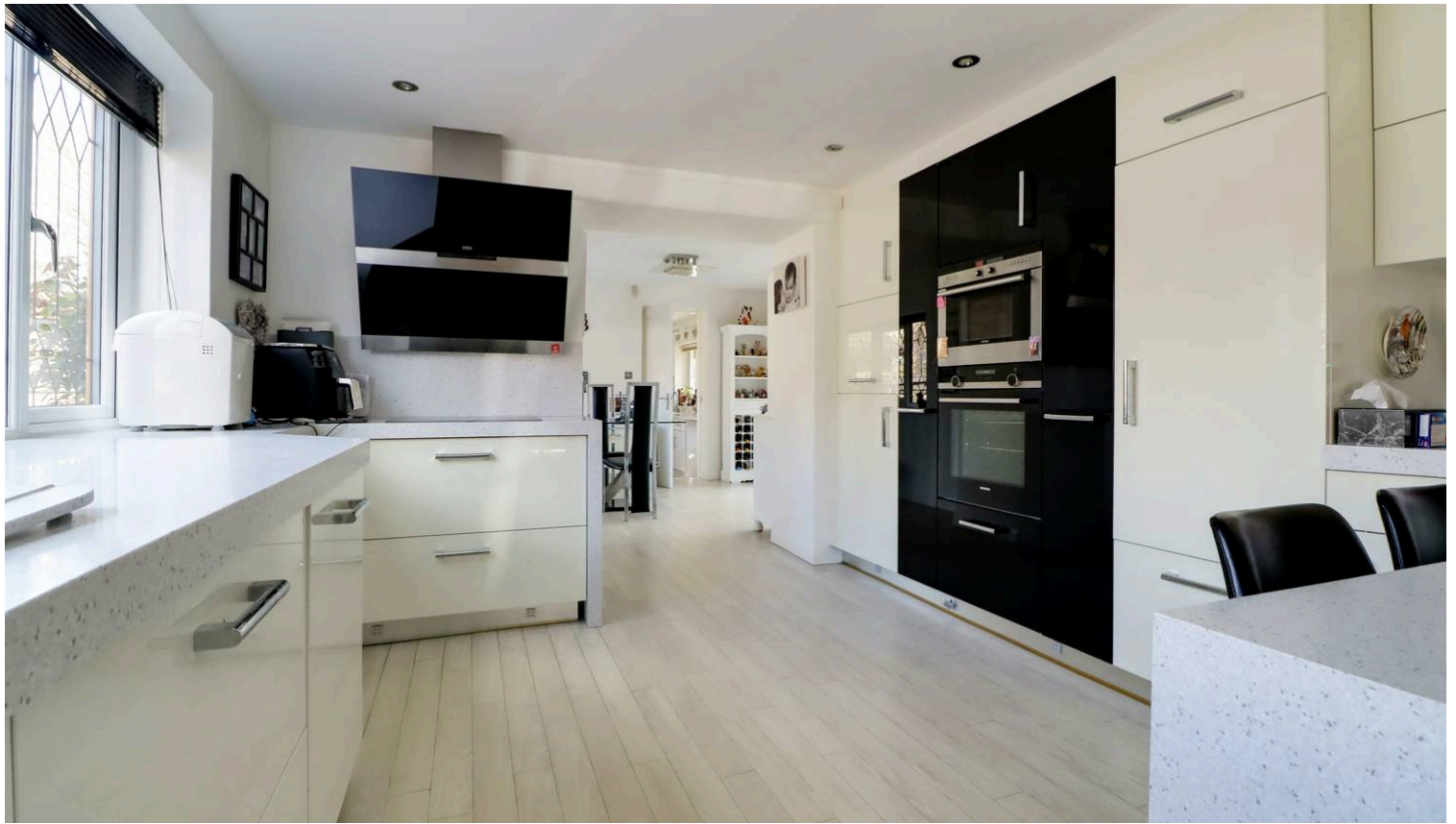
With a broad side uPVC double glazed and leaded window and corner fitted storage cupboard housing the gas fired central heating boiler and cylinder tank. The kitchen enjoys a quality range of gloss white and contrasting black furniture with chrome style furniture with chrome style pull handles with a feature quarry top with matching uprising that incorporates an inset sink unit with side half bowl and block mixer tap, built-in four electric hob with contemporary overhead extractor, eye level double oven and microwave, breakfast bar, attractive wooden style cushioned flooring and broad opening leads to;

Breakfast Room

10' 5" x 10' 7" (3.17m x 3.22m)

With side projecting uPVC double glazed and leaded bay window with French doors leading to the garden, matching base units to the kitchen providing storage, continuation of flooring and door leads through to;





Utility Room

7' 5" x 13' 11" (2.27m x 4.23m)

Side uPVC double glazed entrance door with patterned glazing leads both to the side drive and rear garden with matching side window, extensive range of white fronted storage furniture with pull handles, high gloss worktop incorporates a single sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, tiled effect flooring and inset ceiling spotlights and doors through to;

Inner Hallway

Leads through to rear sitting room/study, personal door through to the garage and doors to;

Shower Room (Ground Floor)

9' 1" x 5' 7" (2.76m x 1.70m)

Front facing uPVC double glazed and leaded window with patterned glazing, newly fitted suite in white comprising a low flush WC, wall vanity wash hand basin, double shower cubicle with mains shower and glazed screen and built-in seat, chrome towel rail and inset ceiling spotlights.

Study/Sitting Room

13' 3" x 23' 0" (4.05m x 7.00m)

Two side uPVC double glazed and leaded windows, lime wash style laminate flooring, inset ceiling spotlights and doors to;





Front Double Bedroom 2

11' 6" x 15' 2" (3.50m x 4.62m)

Front woodgrain effect uPVC double glazed and leaded window, laminate flooring, wall to ceiling coving and inset ceiling spotlights.

Front Double Bedroom 3

11' 2" x 10' 9" (3.40m x 3.28m)

With a front uPVC double glazed and leaded window and attractive wooden flooring.

Rear Bedroom 4

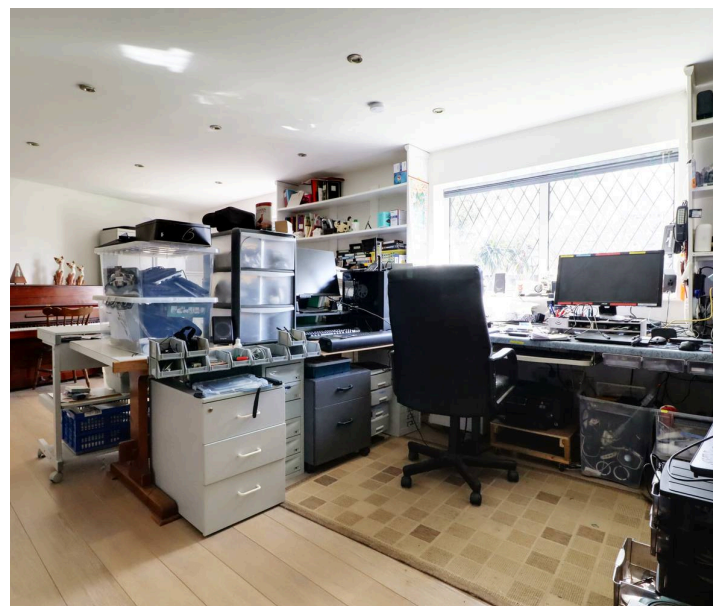
8' 0" x 6' 5" (2.45m x 1.96m)

Rear uPVC double glazed and leaded window and fitted wardrobes.

Shower Room

4' 8" x 6' 5" (1.42m x 1.96m)

Rear uPVC double glazed and leaded window, suite in white comprising a low flush WC, wash hand basin and double shower cubicle with electric shower and tiled flooring, fully tiled walls, clad finish to ceiling with inset ceiling spotlights.





Grounds

The property occupies a prominent corner plot with defined walled fenced boundaries with the front garden being principally lawned with manageable planted borders. Adjoining comes a large block paved driveway providing excellent parking for numerous vehicles of which continues down the side and leads to the garaging of which there is ample space for caravans or motorhomes if required, access to the side leads to a very pleasant private rear garden with two shaped lawns and a number of block paved seating areas with a curved path connecting the two with manageable planted borders.

Garage

19' 8" x 19' 8" (6.00m x 6.00m)

The property enjoys the benefit of a substantial double garage with electric roller front door, internal power and lighting, fitted work benches, loft access with storage and wall mounted Valiant gas fired central heating boiler.

Outbuildings

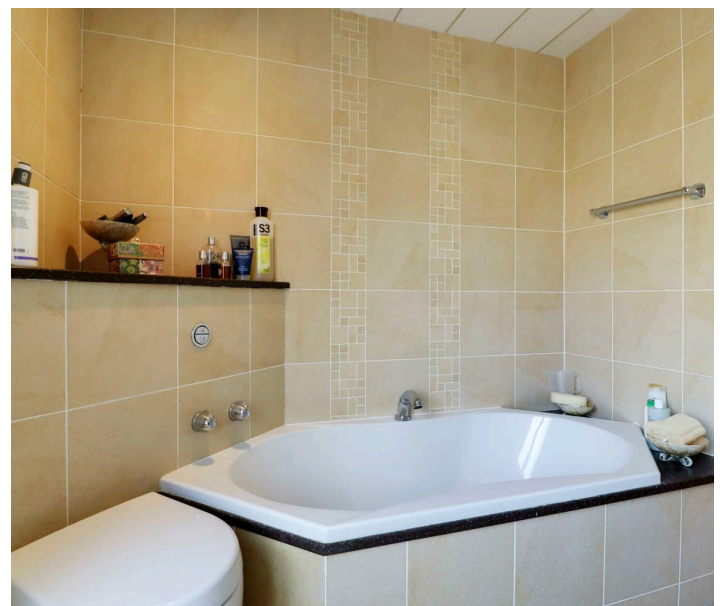
The garden houses a brick built store and timber summer house.

Double Glazing

The property benefits from full uPVC double glazed windows and doors.

Central Heating

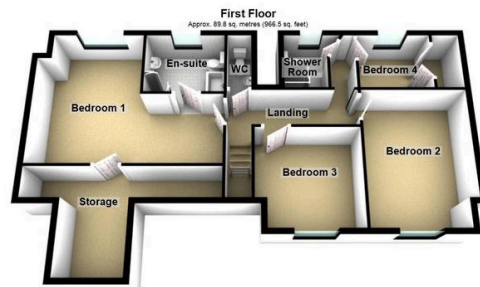
There are two gas fired central heating boilers.











Total area: approx. 315.1 sq. metres (3391.5 sq. feet)

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