





**Offers in Excess of
£450,000**

Situated on the ever popular non estate location of Stoke Road is this three bedroom chalet style detached bungalow. The property offers versatile living with two bedrooms and a modern shower room on the first floor and on the ground level is a spacious lounge, kitchen, modern family bathroom and conservatory. Externally the bungalow offers an extensive private rear garden and a garage with ample parking.

Property Description

ENTRANCE

Wooden door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor, two doors to lounge/diner, doors to kitchen, storage cupboard and bedroom two.

LOUNGE/DINER

Double glazed bay window to front aspect, double glazed sliding patio door to conservatory. Two radiators, storage cupboards, log burning fireplace and surround.

CONSERVATORY

Wooden double glazed windows to side and rear aspects, double doors to garden. Two radiators.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel sink with mixer tap, tiled splash back, wall mounted boiler, integrated gas hob with extractor fan over, integrated double oven, space for fridge/freezer and dishwasher. Doors to entrance hall, bathroom and garage.

DOWNSTAIRS BATHROOM

Two double glazed windows to front aspect. Part tiled walls and tiled floor, low level w.c., vanity wash hand basin, bath and shower cubicle, radiator.

UTILITY(end of garage)

Wooden door to garden, skylight. Power and light, space for washing machine and dryer, undercounter fridge.

BEDROOM TWO

Double glazed bay window to front aspect. Radiator, built in wardrobe.

LANDING

Double glazed window to rear aspect. Doors to bedrooms one and three and shower room.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, three built in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

UPSTAIRS SHOWER ROOM

Single glazed window to front aspect. Radiator, shower cubicle, low level w.c., pedestal wash hand basin, tiled walls and floor.

OUTSIDE

GARAGE

Wooden double door to driveway, wall and base units, roll top work surface, power and light.

FRONT GARDEN

Bush and flower border, block paved driveway providing off road parking for several cars.

REAR GARDEN

Enclosed by wooden fencing panels, mainly laid to lawn with block paved patio area, two sheds to remain, mature trees and flower and shrub border, vegetable garden, Koi pond.

**Approximate Gross Internal Area 1581 sq ft - 147 sq m
(Including Garage)**

Ground Floor Area 1139 sq ft – 106 sq m

First Floor Area 442 sq ft – 41 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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