





PROPERTY DESCRIPTION

Situated in this sought after Chantry location, a 2 bedroom detached bungalow with a lovely south westerly facing rear garden. Other notable features include conservatory overlooking garden, shower room with separate Wc, dual aspect lounge to the rear, off road parking and garage. EPC E

FEATURES

- 2 Bedroom Detached Bungalow
- In sought after Chantry
- Dual aspect lounge/diner to the rear
- Gas Heating and double glazing
- Shower room with separate Wc
- Lovely south westerly facing rear garden
- Conservatory overlooking garden
- Off road parking and garage
- Council Tax band D





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to large entrance vestibule with further glazed door leading to entrance hall with door to airing cupboard, radiator, hatch to loft space with retractable loft ladder.

Living/Dining Room

17' 10" x 11' 4" (5.44m x 3.45m) With feature fireplace, radiator, TV aerial point, double aspect with double glazed window overlooking the rear garden and further double glazed window to the side.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m) With range of units comprising 1 1/2 bowl single drainer stainless steel sink unit with mixed tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with four ring gas hob and wall mounted grill, space for washing machine, fridge, radiator, tiled floor, double aspect with double glazed window with outlook to front and side.

Bedroom 1

11' 5" x 10' 11" (3.48m x 3.33m) To front of wardrobes, with radiator, double glazed window with outlook to the garden.

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m) max into door recess, built-in storage cupboard, radiator, double glazed window with outlook to front.

Shower room

With large tiled shower cubicle with chrome fittings and hand grips, pedestal wash basin, radiator, tiling to walls and floor, double glazed frosted glass window.

Separate W/C

Separate low-level WC with wash hand basin, tiled floor and walls, frosted glass double glazed window.

Inner Hallway

With radiator, door leading to the conservatory.

Double glazed conservatory

8' 5" x 7' 2" (2.57m x 2.18m) With tiled floor and pleasant outlook over the rear garden with double glazed double doors leading onto the rear garden with power and light.

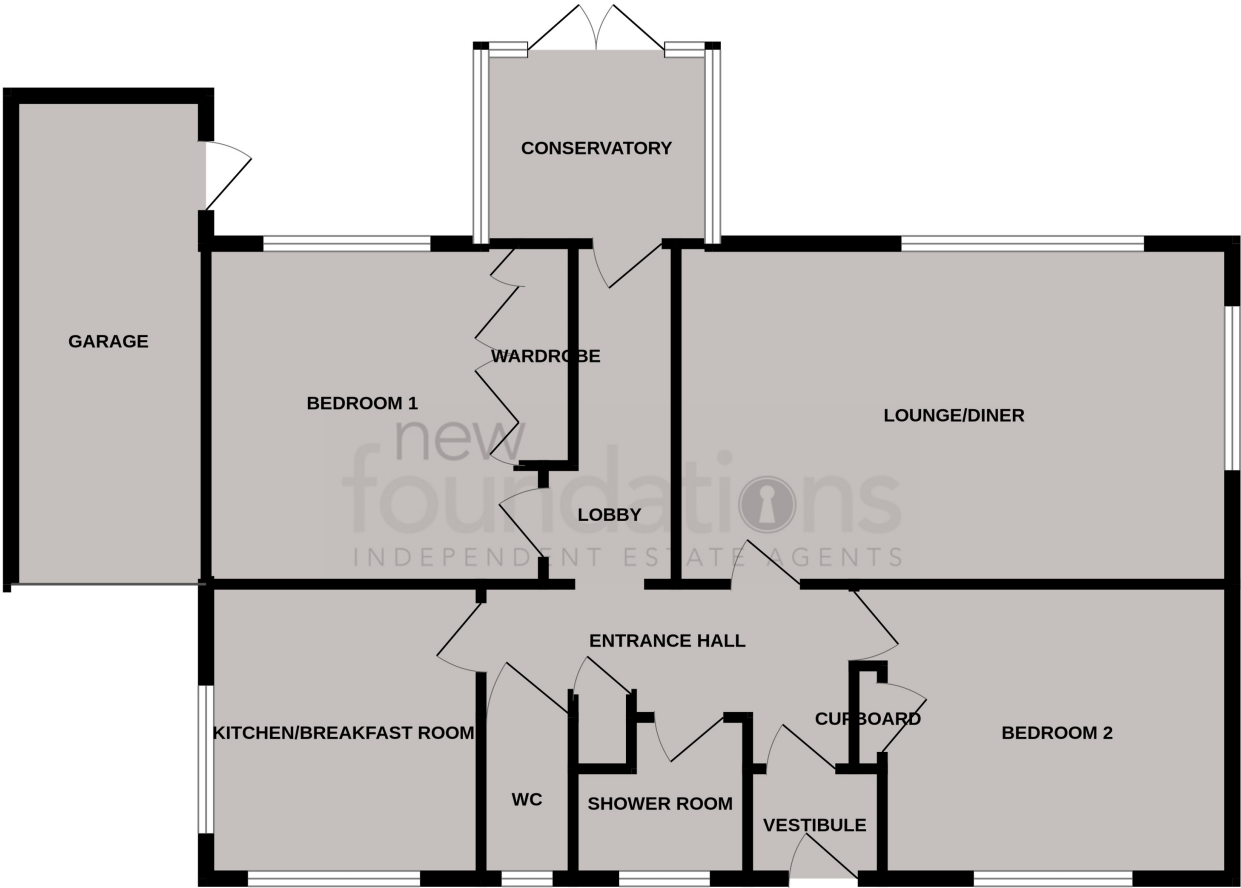
Outside

The rear garden, facing in a south/westerly direction with patio and large areas of lawn, flower and shrub borders, access down the side of the property leading to the front, personal door to garage. There is also private driveway leading up to the garage and a mainly lawned private front garden, outside water tap.

Garage

16' 6" x 8' 2" (5.03m x 2.49m) With power and light, accessed via metal up and over

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	54	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

