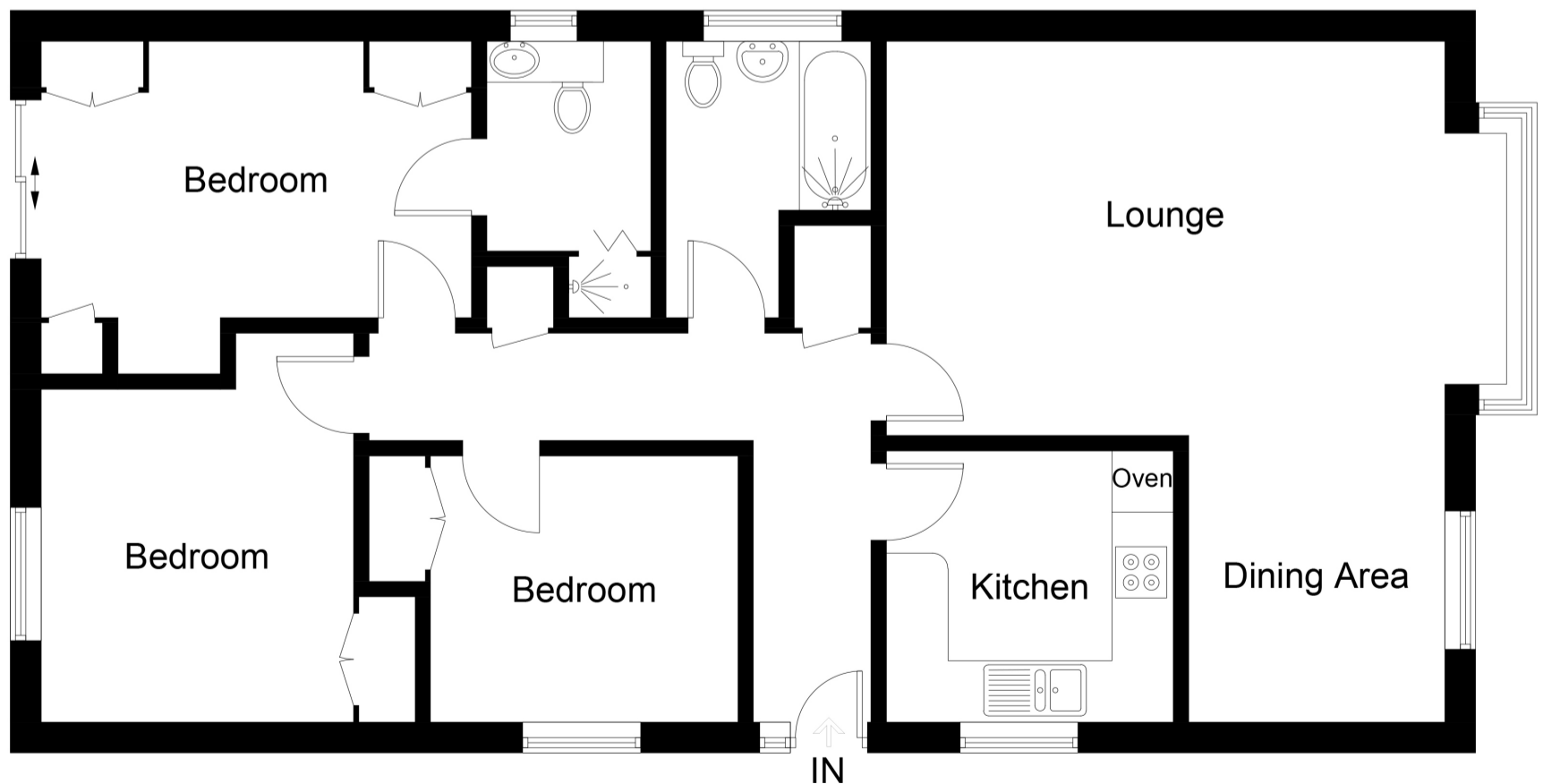




1 Hanham Way

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft



For illustrative purposes only. Not to scale. ID1047831
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This delightful detached bungalow is situated in beautifully kept, corner plot gardens on the Western edge of town, with easy access to local shops, public transport routes and lovely countryside walks. Deceptively spacious, this much loved and well maintained bungalow briefly comprises; Entrance Hall, Kitchen, large open plan Sitting/Dining Room, Principle Bedroom with En Suite Shower Room plus two further double Bedrooms with built in wardrobes and a family Bathroom. Outside, there are splendid gardens, a majority of which are low maintenance, a private, Westerly facing 'secret garden, ample driveway parking and a double Garage with power connected.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching side panel. An L shaped hallway with loft access, drop down ladders and lighting. Airing cupboard with radiator. Storage cupboard with light. Radiator and laminate flooring. Doors to Kitchen, Sitting Room, all Bedrooms and family Bathroom.

Kitchen

9' 5" x 8' 7" (2.87m x 2.62m)

Fitted with a modern range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Built in electric, eye level double oven, gas hob and extractor. Spaces for under counter fridge, dishwasher and washing machine. Wall mounted combi boiler. Upright radiator. Vinyl flooring. Doors to Entrance Hall and Sitting Room. UPVC double glazed window to front.

Sitting Room

17' 10" x 12' 6" (5.44m x 3.81m)

A lovely bright, airy, L Shaped open plan living space with feature walk in UPVC double glazed bay window to front. Radiator. Access to Dining Area.

Dining Room

8' 11" x 8' 3" (2.72m x 2.51m)

Radiator and laminate flooring. UPVC double glazed window to front.

Principle Bedroom

13' 7" x 10' 7" (4.14m x 3.23m)

Fitted with a comprehensive range of wardrobes and drawers. Radiator. UPVC double glazed French doors open on to the Garden. Door to En Suite Shower Room.

En Suite Shower Room

8' 10" max x 5' 3" (2.69m max x 1.60m)

Tiled and fitted with a white suite comprising; walk in shower unit with thermostatically controlled 'rainfall' shower and a range of vanity units with inset basin and concealed cistern low level W.C. Strip light with shaver point. Radiator and laminate flooring. UPVC double glazed window to rear.

Bedroom 2

Built in double wardrobe. Radiator. UPVC double glazed window to side.

Bedroom 3

9' 7" x 8' 8" (2.92m x 2.64m)

Built in double wardrobe. Radiator and laminate flooring. UPVC double glazed window to front.

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Tiled and fitted with a suite comprising; panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash basin and low level W.C. Radiator and tiled floor. UPVC double glazed window to rear.

Driveway & Gardens

Accessed off Causeway View, there is extensive 'Tarmac' driveway parking and turning space which is bordered by lawns, delightful low maintenance, well stocked beds and a series of pathways with gated access to both sides of the bungalow and leading the enclosed, private West facing Gardens.

Detached Double Garage

Up and over door to front. Power connected. Pedestrian door to side.

Enclosed Garden

Enclosed by wall and timber panel fencing with gated access to front and rear of the property. Enjoying a Westerly aspect and a good deal of privacy, this delightful space is laid to an attractive patio and artificial lawn. A series of well stocked raised beds, an ornamental pond and water feature and timber summer house.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

