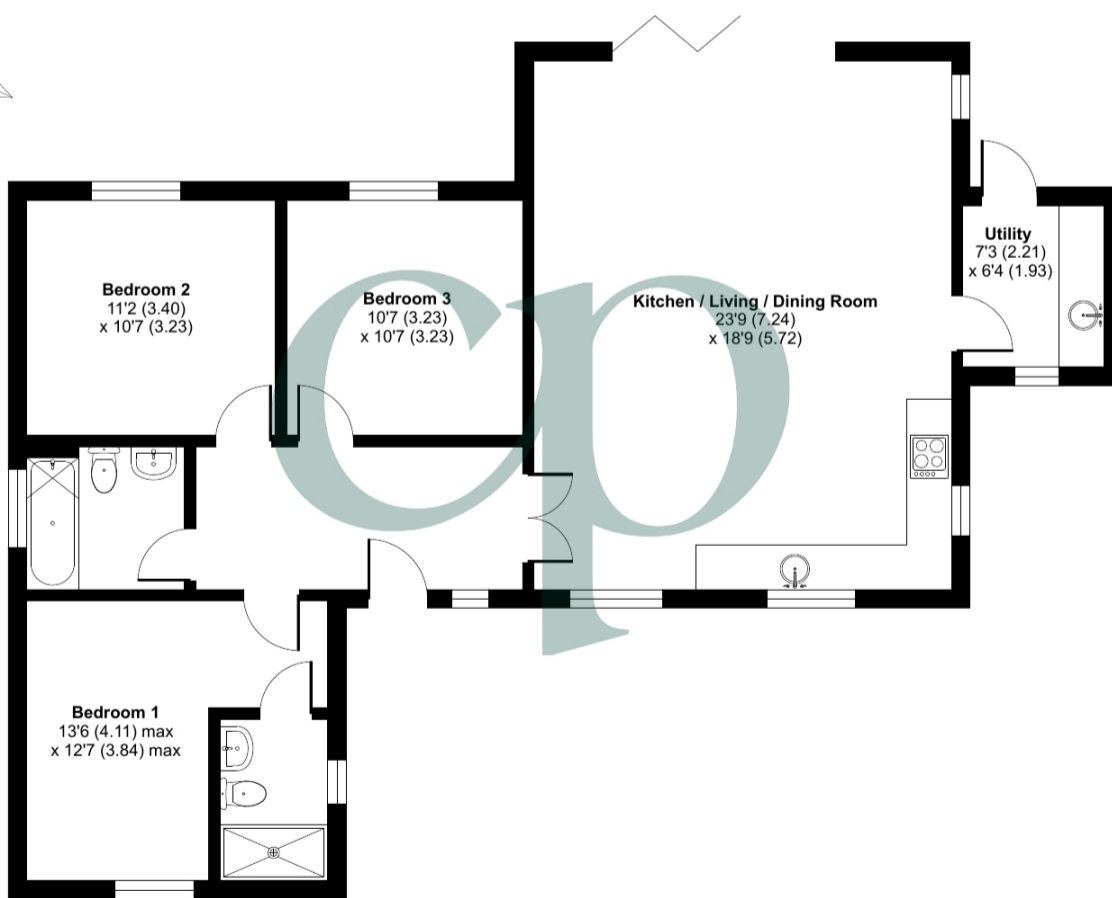




Approximate Area = 1070 sq ft / 99.4 sq m  
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 981353

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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**\*\*LAST PLOT REMAINING\*\***

This spacious 3 bed bungalow is set in the a small cul-de sac of just 9 homes in the idyllic village of Northhill with views over countryside to the rear and scenic countryside walks on your doorstep.

- Utility room with Neff washing machine and Neff tumble dryer supplied
- Just a short walk to the village public house of "The Crown at Northhill"
- 10 x year structural defects warranty
- Beautiful kitchen with fully integrated appliances and quartz worktops
- Utility Room with appliances fitted
- View today to avoid disappointment

## GROUND FLOOR

### Entrance Hall

Radiator. Doors into kitchen/dining family room, all bedrooms and bathroom.

### Living Room/Kitchen/Dining

23' 9" x 18' 9" (7.24m x 5.71m) A range of wall and base units with granite worksurfaces and upstands. Inset one & half bowl stainless steel sink with granite drainer and swan neck mixer tap over. Fitted Bosch eye level oven & grill. Integrated Bosch fridge/freezer. Inset Bosch induction hob with stainless steel Bosch extractor hood over. Karndeian flooring. Two radiators. Triple aspect room with two double glazed windows to front, two to the side and double glazed bi-folding doors opening onto the rear garden.

### Utility Room

7' 3" x 6' 4" (2.21m x 1.93m) A range of wall and base units with granite worksurfaces and upstands. Neff washing machine and tumble dryer supplied. Karndeian flooring. Wall mounted gas boiler enclosed in cupboard. Double glazed window to front and door to rear garden.

### Bedroom 1

13' 6" (max) x 12' 7" (max) (4.11m x 3.84m) Double glazed window to front. Radiator.

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor. Obscure double glazed window to side.

### Bedroom 2

11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to rear. Radiator. Access to loft space.

### Bedroom 3

10' 7" x 10' 7" (3.23m x 3.23m) Double glazed window to rear. Radiator.



## Bathroom

Suite comprising enclosed bath with mains shower and glass side screen, low level flush wc and vanity wash hand basin. Chrome heated towel rail. Fully tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid to shrubs with central footpath to front door. Block paved driveway to front providing side by side off road parking for 2 cars. Gated access to rear garden.

### Rear Garden

Backing onto fields and laid mainly to lawn with mature trees and large paved patio area. Fully enclosed with gated access to the front.

