





PROPERTY DESCRIPTION

An opportunity to acquire an immaculately presented and well proportioned three bedroom detached bungalow situated in the ever sought after area of Chantry. Having been recently refurbished by the current vendors, other notable features of this property include; Far reaching views towards The Downs, newly refitted kitchen and shower room, off road parking with single garage. EPC - D

FEATURES

- 3 Bedroom Detached Bungalow
- Immaculately Presented Throughout by Current Vendor
- Off Road Parking and Garage
- Newly Refitted Kitchen and Shower Room
- Popular Chantry Location
- Far Reaching Views Towards The Downs
- Herringbone Flooring Throughout
- Good Sized Rear Garden
- 96 Square Meters
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door and side screens leading to enclosed entrance porch with tiled floor and spotlights. Double glazed leaded light front door to entrance hall with herringbone flooring, built in shelved storage cupboard, central heating thermostat, spotlights.

Living Room/Dining Room

20' 3" maximum narrowing to 12' x 16' narrowing at the dining end to 9' 5" (6.17m x 4.88m) A triple aspect room having double glazed leaded light windows overlooking the front and sides of the property. Sitting area with feature fireplace with fitted log burner, TV point, radiator. Dining area with radiator, space for table, picture, rails and herringbone flooring.

Kitchen

12' 10" x 12' (3.91m x 3.66m) A newly installed kitchen with one and a half bowl sink unit with mixer tap with cupboard under, plumbing for washing machine, range of working surfaces with built in four ring gas hob with electric oven below, extractor hood over with wall mounted cupboards to either side, further working surfaces with cupboards and drawers below, built in fridge and freezer, matching wall mounted cupboards over, space for fridge freezer and space for breakfast table, double glazed window and double glazed door giving access to side of property, part tiled walls, radiator.

Inner Hallway

With radiator, access to loft space with fitted ladder having been partly boarded and housing gas boiler, double built in airing cupboard with hot water tank and shelving with central heating control timers, herringbone flooring.

Bedroom 1

14' x 10' 5" (4.27m x 3.18m) Having double glazed window overlooking rear garden, radiator, two double built in wardrobes and herringbone flooring, picture rail.

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.18m) Having a double glazed window overlooking the front of the property, with led lights, radiator, herringbone flooring and one double built in wardrobe and one single.

Bedroom 3/Family Room/Study

13' x 7' 10" (3.96m x 2.39m) Having double glazed French doors giving access to the garden, dado rail, herringbone flooring and one double built in wardrobe and one single.

Shower Room

With tiled floor and part tiled walls with large walk in shower cubicle with glass screen and chrome fittings, vanity unit with inset wash hand basin with mixer tap and cupboard below, low-level WC, heated towel rail, two double glazed frosted windows.

Outside

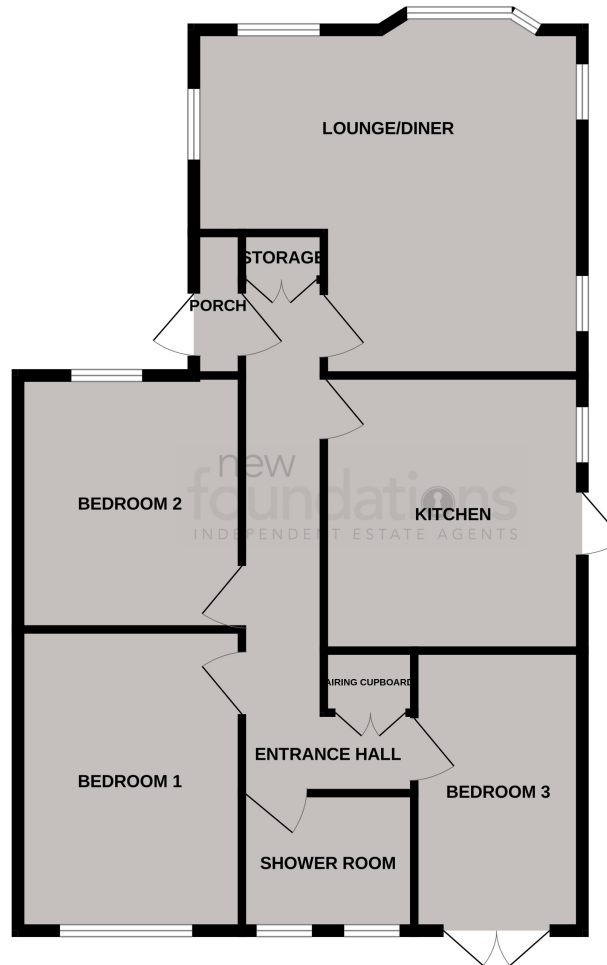
The principal area of gardens are located to the rear with full length area of decking. The main areas of garden lined with flower and shrub borders, screened by fencing with steps leading up to a very large area of decking with seating areas and balustrades, timber shed, side access. To the front of the property is a driveway leading to a single garage and an area of lawned garden.

Garage

With metal up and over door.

FLOORPLAN

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

