



10 Rushmoor Lane

Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft



For illustrative purposes only. Not to scale. ID1261274
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



This delightful and deceptively spacious, individually built detached bungalow occupies a superb spot in an established, highly regarded lane in this popular and sought after village, renowned for its schools and quality housing stock. Built in 1962, the property is perfectly placed for access to schools, local shops and the leisure centre, which includes pool, sauna, squash courts and gym, the local park and playing fields with tennis courts and bowling green and importantly for commuters, bus routes, Festival Way cycle path and the mainline train station. Coming to market for the second time since it was built, this well maintained property boasts large rooms and extensive, well maintained gardens. Offering huge scope to develop, subject to relevant planning, the well presented accommodation briefly comprises; Conservatory, Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, three Bedrooms, Bathroom, Shower Room and a large loft, ripe for conversion. Outside, the front and rear gardens are equally impressive in their own right. The current owners are keen gardeners and the gardens reflect this with the number and variety of shrubs, flowers and perennials. Additionally, there is driveway parking for several vehicles and a Garage with electric roller door.

ROOM DESCRIPTIONS

Conservatory
0m x 0m (0' 0" x 0' 0") 15' 0" x 11' 10" (4.57m x 3.61m)
Of dwarf wall and UPVC construction under a glazed roof with a hardwood front door. Wall mounted electric heater, tiled floor and inset spotlights. French doors open on to the garden.

Reception Hall
Entered via wooden glazed door with matching glazed panels to side. A warm and spacious welcome to the property. Loft access with fitted ladder. Three large storage cupboards, one housing the immersion tank and two radiators. Doors to; Sitting Room, Dining Room, Kitchen/Breakfast Room, all Bedrooms, Bathroom and Shower Room.

Sitting Room
17' 11" x 15' 11" (5.46m x 4.85m)
Feature open fire place with attractive Granite backplate and hearth. Two wall lights and two radiators. UPVC double glazed picture window to front.

Dining Room
15' 9" x 10' 11" (4.80m x 3.33m)
Built in storage cupboard. Radiator. UPVC double glazed picture window to front. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room
16' 9" x 10' 11" (5.11m x 3.33m)
Fitted with a range of Oak fronted wall and base units with Granite work surfaces over. Underhung stainless steel sink with mixer tap and tiled splashbacks. Built in eye level electric double oven, electric hob and extractor. Spaces for washing machine, dishwasher, under counter fridge and upright fridge/freezer. Useful built in pantry cupboard. Inset spotlights and 'Karndean' flooring. UPVC double glazed window to side. Wooden glazed door to Rear Lobby.

Rear Lobby
Fitted worksurface with tiled splashbacks. UPVC double glazed window and door to side of property.

Bedroom 1
15' 11" x 13' 11" to wardrobe fronts (4.85m x 4.24m to wardrobe fronts)
Extensive range of fitted wardrobes. Four wall lights and radiator. UPVC double glazed windows to side and rear.

Bedroom 2
15' 10" x 11' 11" (4.83m x 3.63m)
A range of fitted wardrobes. Wall light and radiator. UPVC double glazed window to side.

Bedroom 3
15' 5" max x 9' 3" (4.70m max x 2.82m)
A range of fitted wardrobes and large, walk in storage cupboard. Wall light and radiator. Two UPVC double glazed windows to the rear.

Family Bathroom
8' 11" x 6' 0" (2.72m x 1.83m)
Tiled and fitted with a white suite comprising; jacuzzi bath and a range of vanity units with inset basin and concealed cistern low level W.C. Radiator and UPVC double glazed window to side.

Shower Room
8' 11" x 6' 5" (2.72m x 1.96m)
Tiled and fitted with a suite comprising; shower quadrant with thermostatically controlled shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and extractor. UPVC double glazed window to side.

Front Garden
Enclosed by stone wall, timber panel fencing and natural hedging, the delightful frontage is secured by a wooden gate, with block paved driveway leading to the bungalow. The large level lawn is edged with a variety of shrubs and Apple, Plum and Pear trees, affording the property a good deal of privacy.

Garage
Electric roller door to the front and pedestrian door and window to the rear. Power connected.

Rear Garden
This glorious garden which is fully enclosed by timber panel fencing and natural hedging, predominantly comprises of an extensive level lawn along with two patios and pathway. There is fabulous, productive vegetable garden and soft fruits patch screened from view at the rear of the garden yielding several vegetable varieties and fruits, such as Strawberries, Raspberries, Gooseberries and Rhubarb. This established garden also boasts a mature Blue Cedar and Winter flowering Honeysuckle, a variety of shrubs, Roses and other perennials. Other features include an ornamental pond with water feature, greenhouse and pergola. A large block built outbuilding is divided into three separate areas, one housing the oil tank. Outside tap and sockets.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: G

