



99 Livernmore Green PE4 5DQ

£335,000



*** IMMACULATELY PRESENTED DETACHED BUNGALOW *** " Located in a cul de sac in Werrington, this exceptionally presented bungalow is the perfect home to downsize to. Featuring a modern kitchen, spacious lounge/diner, 2 double bedrooms, wet room, low maintenance rear garden, and a garage with parking. Council Tax Band - C / EPC Energy Rating - C

ENTRANCE

4' 9" (1.45m) (width) (approx) Door to front and radiator.

LIVING / DINING

8' 9" (min) (2.67m) 13' 2" (max) x 22' 6" (min) (4.01m x 6.86m) 25' 9" (max) (7.85m) (approx) French doors to rear, bay window to front and two radiators.

KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated hob and oven, sink with mixer tap, integrated fridge / freezer and space for washing machine. Door to rear, window to rear and radiator.

BEDROOM ONE

13' 9" (max) x 10' 1" (max) (4.19m x 3.07m) (approx) UVPC window to front and radiator.

BEDROOM TWO

10' 6" (max) (3.20m) 8' 3" (min) x 12' 3" (2.51m x 3.73m) (approx) Window to rear and radiator.

WET ROOM

7' 8" x 6' 0" (2.34m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and a walk in shower. Window to rear, heated towel rail and cupboard with boiler enclosed.

GARAGE

17' 6" x 8' 2" (5.33m x 2.49m) (approx) Electric roller door to front, door to rear and window to rear.

GARDEN

Low maintenance including a summer house.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

