



## 1470 JUNCTION ROAD WEST LOSTOCK BL6 4EG

£650,000

An excellent opportunity to acquire a substantial, individually designed detached bungalow containing approximately 2,100 sq. ft., located in a prominent and elevated setting that enjoys attractive open views to the front and far-reaching aspects to the rear.

The layout offers a high degree of flexibility, with four well-proportioned bedrooms complemented by two spacious reception rooms, making the property suitable for seeking versatile living space. There is a four-piece family bathroom, together with a separate WC. There is clear potential to create an en-suite to the principal bedroom, should this be desired.

Of particular note are the well maintained, mature gardens with established planting, paved patio and excellent privacy ideal for relaxing and entertaining.

There is a large integral double garage with ample additional space remaining for storage or workshop use.

The property is presented throughout in a tasteful, neutral style, allowing an incoming purchaser to move straight in while still offering scope to personalise. Given the scarcity of high-quality, individual bungalows of this nature currently available on the market, an early viewing is strongly recommended.

The seller informs us that the property is Freehold

Council Tax is Band F - £3,318.18

## **Entrance Hallway**

9' 10" x 10' 11" (3.00m x 3.33m)

## **Reception Room 2**

16' 9" x 12' 10" (5.11m x 3.91m) View to the front garden and the open fields beyond. Further access into reception room 1. Access into the kitchen.

## **Reception Room 1**

17' 2" x 15' 11" (5.23m x 4.85m) View to the front garden and the open fields beyond.

## **Kitchen**

6' 10" x 13' 0" (2.08m x 3.96m) Looks to the rear garden with excellent far reaching views beyond. Further access into the utility area.

## **Utility Room**

13' 0" x 6' 11" (3.96m x 2.11m) Looks to the rear garden with excellent far reaching views beyond.

## **Guest WC**

Rear window. WC.

## **Inner Hallway**

21' 9" x 3' 2" (6.63m x 0.97m) Accessed from the main entrance hallway. Gable window.

## **Bedroom 3**

12' 1" x 9' 0" (3.68m x 2.74m) Front facing. View to the front garden and the open fields beyond.

## **Main Bathroom**

8' 6" x 10' 10" (2.59m x 3.30m) Two gable windows. Fully tiled walls and floor. Underfloor heating. Corner jacuzzi style bath. Hand basin on plinth. Large shower with multi body jet. WC.

## **Bedroom 4**

10' 2" x 8' 5" (3.10m x 2.57m) Gable window.

## **Bedroom 2**

9' 10" x 12' 11" (3.00m x 3.94m) Currently used as an office. Looks to the rear garden with excellent far reaching views beyond.

**Bedroom 1**

12' 3" x 17' 9" (3.73m x 5.41m) Large double looking to the garden. Extensively fitted.

**Garage**

25' 11" x 17' 1" (7.90m x 5.21m) Electric up and over door. Plastered ceiling. Loft. Two rear windows. Rear exit door. Sub compartmented area