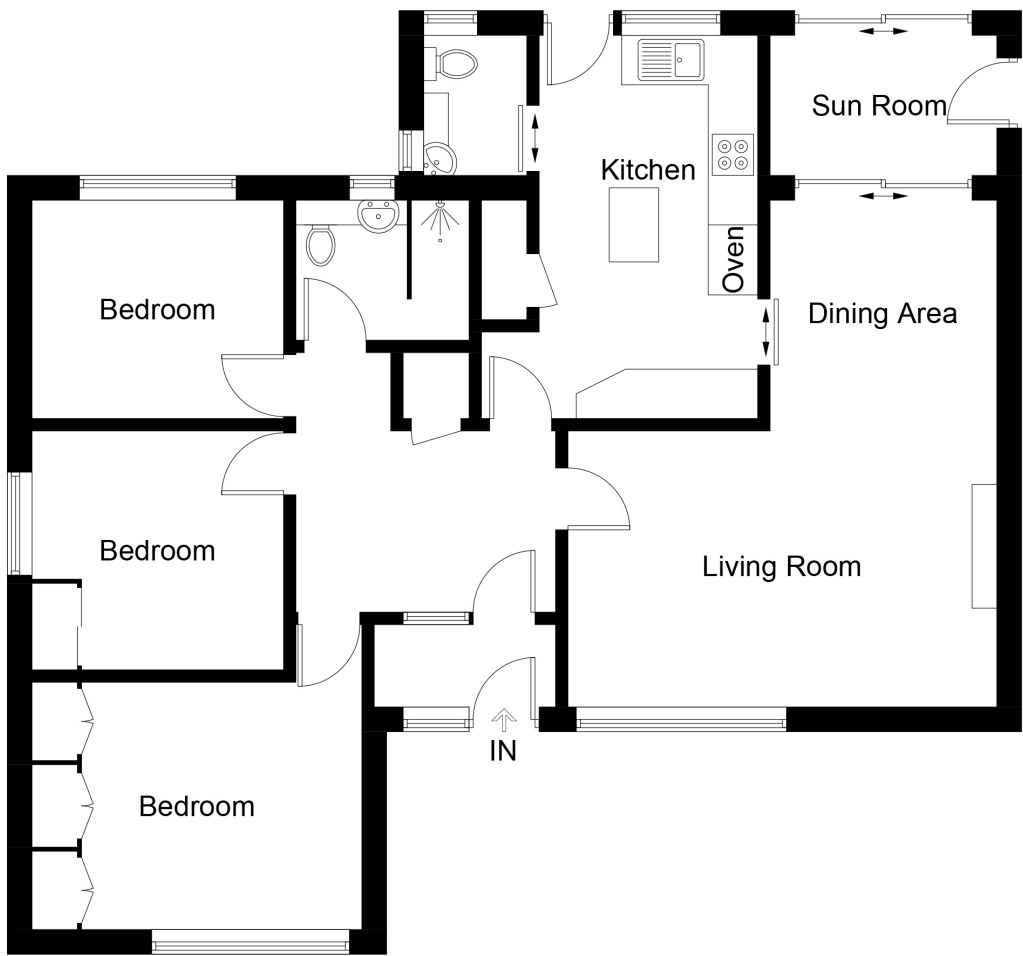




## 6 Meadway Avenue

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft



For illustrative purposes only. Not to scale. ID1221654  
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                                   | 63                      | 71        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |





Offered for sale with no onward chain, this superb detached bungalow is enviably located in this sought after road close to the town centre. Sitting in pretty, mature gardens with a South facing aspect, this well presented bungalow is perfectly placed for access to High Street shops, amenities and public transport links. Benefitting a sizeable level plot with two driveways and further secure area to the side of the property, potentially for caravan or similar, the bungalow offers well balanced accommodation which briefly comprises; Entrance Porch, Reception Hall, L shaped Sitting/Dining Room, Sun Room, Kitchen, Cloakroom, three double Bedroom and Shower Room. Outside. there are well maintained, mature Gardens to the front and rear, the latter being very private and South facing. There is also an extended Garage with power connected.



ROOM DESCRIPTIONS

**Entrance Porch**  
Entered via UPVC double glazed door with UPVC double glazed window to side. UPVC double glazed door with matching side panel opens into Reception Hall.

**Reception Hall**  
Loft access, large storage cupboard and radiator. Doors to; Kitchen, Sitting Room, all Bedrooms and Shower Room.

**L Shaped Sitting/Dining Room**

**Sitting Room**  
16' 11" x 10' 11" (5.16m x 3.33m)  
Chimney breast with inset coal effect electric fire. UPVC double glazed picture window to front. Radiator.

**Dining Room**  
9' 1" x 8' 11" (2.77m x 2.72m)  
Radiator. Door to Kitchen and sliding double glazed patio door to Sun Room.

**Sun Room**  
8' 10" x 5' 4" (2.69m x 1.63m)  
With double glazed sliding patio doors opening on to the rear patio, this is a pleasant place to sit and enjoy the Garden. Door to rear lobby.

**Rear Lobby**  
Doors to garage and rear garden.

**Kitchen**  
14' 11" x 8' 9" (4.55m x 2.67m)  
Fitted with a modern range of wall and base units with Granite worksurfaces and upstands over. Underhung one and a half bowl sink and mixer tap. A peninsular island with Granite work top and storage below. Built in eye level electric double oven, electric hob and extractor. Spaces for washing machine and fridge/freezer. Large pantry cupboard. Vinyl floor covering and overhead skylight. UPVC double glazed window and door to rear. Door to Cloakroom.

**Cloakroom**  
Fully tiled and fitted with a white suite comprising; low level W.C and vanity unit with inset basin. heated towel rail, extractor and vinyl flooring. UPVC double glazed windows to side and rear.

**Bedroom 1**  
11' 1" x 9' 11" to wardrobe fronts (3.38m x 3.02m to wardrobe fronts)  
Fitted with a range of furniture to include; wardrobes, bedside units and drawers. Wood block parquet flooring, radiator and UPVC double glazed window to front.

**Bedroom 2**  
9' 11" x 9' 5" (3.02m x 2.87m)  
Built in double wardrobe. Wood block parquet flooring, radiator and UPVC double glazed window to side.

**Bedroom 3**  
9' 11" x 8' 7" (3.02m x 2.62m)  
Radiator and UPVC double glazed window to rear.

**Shower Room**  
Fully tiled and fitted with a white suite comprising; large walk in shower unit with electric shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Tiled floor and heated towel rail. UPVC double glazed window to rear.

**Front Garden**  
Enclosed by low stone wall to front and laid to lawn with well stocked, mature beds. Two Tarmac driveways, one to the Garage, the other to the double gates giving access to secure parking at the side of the property. Pathway to front door.

**Garage**  
Up and over door to the front gives access to the extended garage. Lighting and power points. UPVC double window to rear. Door to Rear Lobby.

**Rear Garden**  
Fully enclosed by timber panel fencing with double wooden gates to front. This delightful, South facing gardens is laid to paved patios, lawn and ornamental gravel with colourful, well stocked, raised beds. One corner of the garden provides a sheltered seating area and there is a tarmac area providing additional parking behind double gates. Outside tap.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: E

