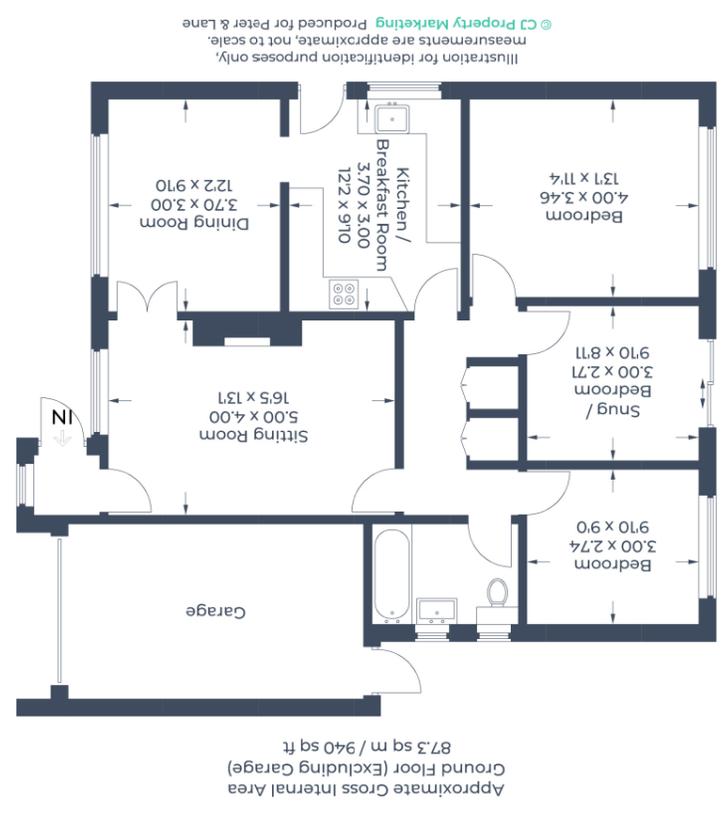


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (29-38)	B (69-80)
G (1-20)	A (92-100)
84	66





- BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED BUNGALOW
- REFITTED bathroom
- Double Glazed and Gas Radiator Central Heating
- Quiet and Popular cul-de-sac Location
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.
- REFITTED KITCHEN with a range of integrated Appliances
- Spacious Living accommodation with separate Dining Room
- Landscaped Front and Rear Gardens
- West Facing Private Rear garden

### Introduction

This beautifully presented detached bungalow has been updated by the present owner to include REFITTED KITCHEN WITH INTEGRATED APPLIANCES, REFITTED WHITE FAMILY BATHROOM, New double glazed windows and door to the front of the property, New internal doors, replastered walls and ceilings, replacement central heating boiler and landscaped front and rear gardens. Situated in a quiet cul de sac location in this popular area of Eaton Ford, the bungalow offers good size accommodation.

### Ground Floor

#### Entrance Hall

Approached via double glazed entrance door to front aspect, double glazed window to front aspect, laminate flooring. Door leading to Lounge

#### Lounge

Full length double glazed window to front aspect overlooking the front garden, radiator with fitted radiator cover, feature fireplace with flame effect electric fire, built in base storage cupboard to recess area, with display shelving over, television point, laminate flooring. Glazed door to Inner hall, and double fully glazed doors to Dining Area

#### Dining Area

Double glazed window to front aspect, radiator with fitted radiator cover, laminate flooring.

#### Kitchen

Double glazed door to side aspect and double glazed window to side aspect. An attractive refitted kitchen comprising of single drainer sink unit with cupboards under. A further range of base and wall mounted cupboards offering ample storage space, drawer units, complementary work surface. A range of integrated appliances to include induction hob with extractor fan over, built in electric oven and combination microwave /oven, integrated fridge freezer, slim line dishwasher and integrated washing machine. Laminate flooring, fully glazed door leading to Inner Hall.

### Inner Hall

Built in double laundry cupboard with space for tumble dryer, additional built in double storage cupboard, access to loft space which houses central heating boiler, laminate flooring. Doors leading off to Bedrooms and Bathroom.

### Bedroom One

Double glazed window to rear aspect, radiator.

### Bedroom Two

Double glazed window to rear aspect, radiator.

### Bedroom Three

Double glazed French doors leading out to rear garden, radiator.

### Family Bathroom

Two double glazed windows to side aspect. A refitted white suite comprising of low level WC, vanity wash hand basin, side panelled bath with rainfall shower over and separate mixer tap shower attachment, fully tiled walls and fully tiled floor, heated towel rail.

### Outside

The bungalow is situated on an elevated plot with a good size front garden which is laid to lawn with established flower and shrub borders. There is a covered patio / veranda seating area to the front with outside lights.

side gated pedestrian access leading to the rear garden. The rear garden is West facing and fully fence enclosed being mainly laid to lawn with established flower and shrub borders, rockery area, two separate patio / seating areas. Side access leading to the rear of the garage and an outside water tap.

### Garage

There is a single attached brick built garage approached via long driveway. The garage has an electric up and over door, power and light connected and personal door to the rear garden.

