

Guide Price  
£279,950  
Freehold





## Features

- Highly sought-after area
- Charming two-bedroom bungalow
- Generously sized bedrooms
- Tranquil outdoor space
- Spacious reception room
- Fully-equipped kitchen
- Driveway and car-port
- Council Tax Band C

## Summary of Property

Introducing a charming two-bedroom semi-detached bungalow, presented in good condition and currently available for sale. The property boasts a well-proportioned layout, designed to facilitate a comfortable and flexible lifestyle.

The home includes a spacious reception room, ideal for relaxing or entertaining. The reception room, filled with natural light, leads to a fully-equipped kitchen which holds potential for anyone with a culinary flair. This kitchen is designed for both functionality and comfort, making it a delightful space to enjoy cooking.

The property offers two generously sized bedrooms, both leading out to the large conservatory space with views over the garden, offering a serene space for both relaxation and rest. The home is completed by a well-maintained bathroom, adding to the overall comfort and convenience of the property.

One of the unique features of this property is the enchanting pond, offering a tranquil and peaceful outdoor space where one can unwind and appreciate the beauty of nature.

The location of this bungalow is in a highly sought-after area, rich in amenities and public transport links. With nearby parks and walking routes, this location offers a blend of urban conveniences and natural beauty, making it an ideal home for couples seeking a balanced lifestyle.

In conclusion, this semi-detached bungalow brings together a unique blend of comfort, functionality and style, making it a perfect choice for those looking to make their next property purchase.

## Room Descriptions

### Accommodation:

#### Entrance Hall:

Double glazed entrance door, radiator and tiled floor.

#### Lounge: 4.59m x 3.70m (15' 1" x 12' 2")

Tiled fireplace having a stove style electric fire, double glazed window and radiator.

#### Kitchen Area: 3.01m x 2.27m (9' 11" x 7' 5")

Range of wall, base and drawer units with a roll top working surfaces, 1½ bowl single drainer stainless steel sink unit having a mixer tap. Fitted 'Zanussi' four ring gas hob having an overhead cooker hood and a 'Smeg' over. Part tiled walls, radiator, six spot lights and a cupboard housing the 'Valliant' gas fired boiler providing central heating and domestic hot water.

#### Inner Hall:

Two built in cupboards.

#### Bedroom One: 3.87m x 2.73m (12' 8" x 8' 11")

Built in double wardrobe, radiator and double glazed doors leading to the conservatory.

#### Bedroom Two: 3.17m x 2.57m (10' 5" x 8' 5")

Radiator and double glazed doors leading to the conservatory.

#### Bathroom:

White suite comprising of a panelled bath with a shower attachment and shower screen, pedestal hand basin, low level w/c, part tiled walls, heated towel rail and double glazed window.

### Outside:

Concrete driveway providing parking space and leading to the car port - 4.8m x 2.95m (15' 9" x 9' 8") with wrought iron gates, concrete base, electric light, power and a water tap. Utility Room - 2.95m x 1.83m (9' 8" x 6' 0") Fluorescent light strip and power.

The front garden is laid to chippings with shrubs and garden features. The rear garden benefits from a westerly facing aspect ad has been very attractively landscaped with an area of lawn having flower and shrub beds and border. Substantial carp pond with feature bridge and rockery water feature. Summerhouse and garden store.

### Services:

Mains gas, electricity, water and drainage are all connected.

### Tenure:

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Vacant possession on completion.

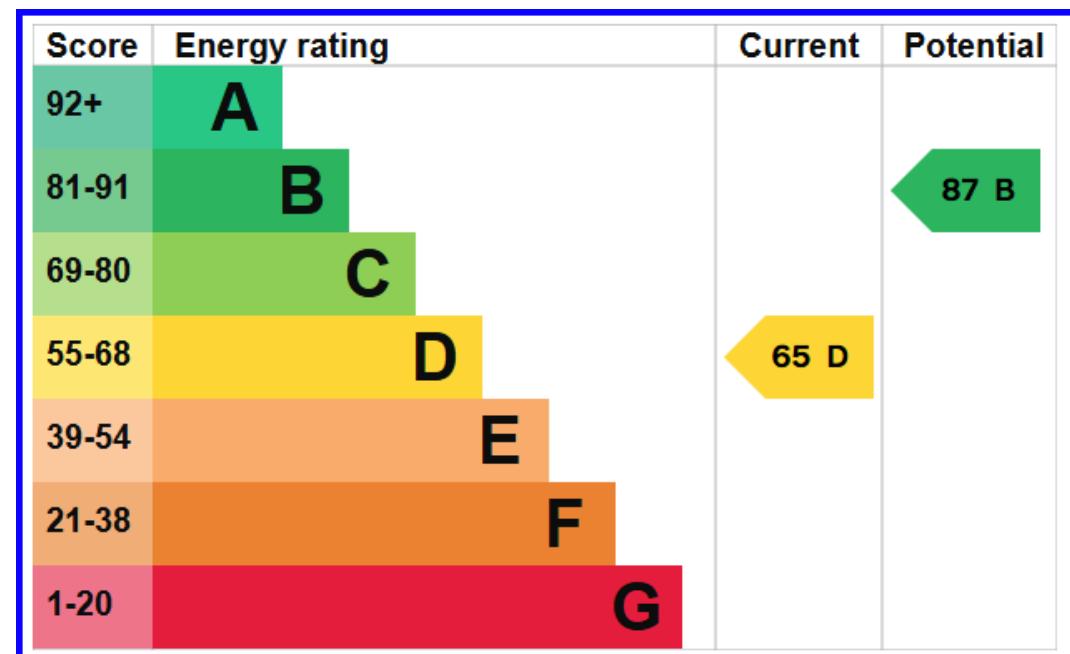
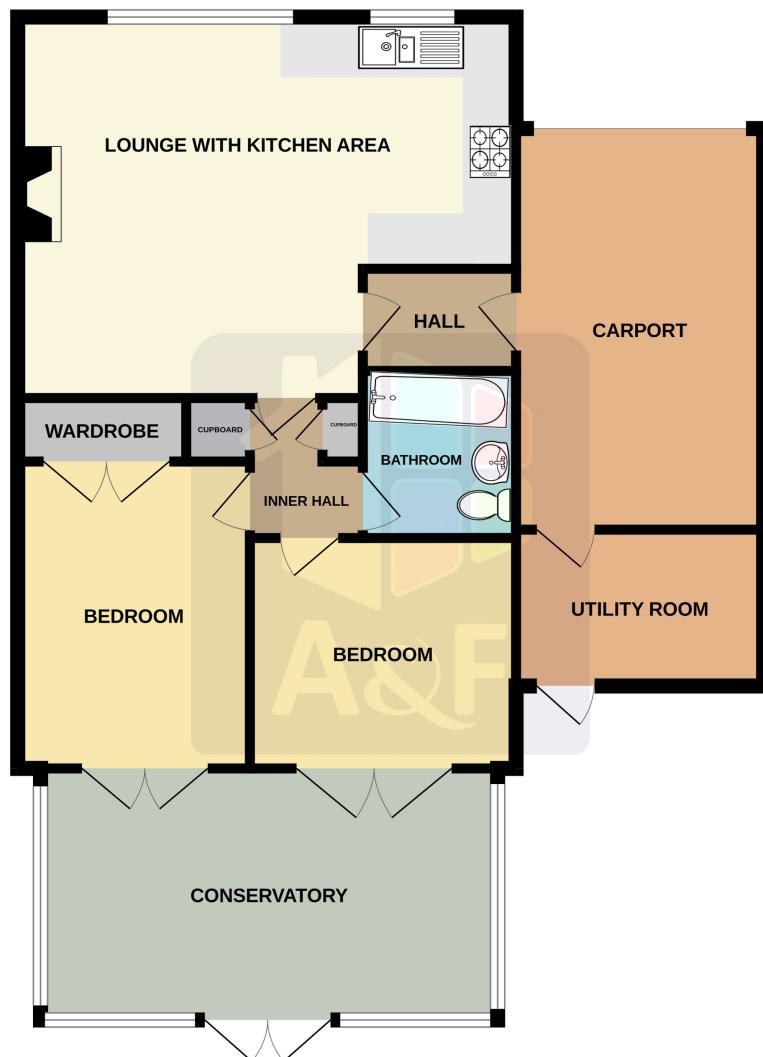
### Construction:

Built of brick and block country walls on a brick plinth and having part external render. The roof is tiled, felted and insulated. The property has been very well maintained by the current owner and benefits from gas central heating and double glazing.



# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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