



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(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 well presented detached bungalow should be top of your viewing list. Built in 2015, as one of two in this unique gated development set away from the road, the property enjoys a great deal of privacy. Located towards the Western side of town and sitting in good sized gardens, the bungalow is well placed for access to local shops and public transport routes. Well maintained throughout, the deceptively spacious accommodation briefly comprises; Entrance Vestibule, Entrance Hall, Sitting/Dining Room, Kitchen with integrated appliances and Utility Room, Principal Suite with En Suite Bathroom, two further double Bedrooms and a Family Bathroom. Outside, to the front, there is a grassed area and ample driveway parking leading to the Garage with electric door and power connected, whilst there are private, enclosed Gardens to the rear.



ROOM DESCRIPTIONS

Sheltered Entrance

Security lighting and block paved access to main entrance.

Entrance Vestibule

Entered via UPVC double glazed door. Radiator and Oak flooring. Door to Entrance Hall.

Entrance Hall

Radiator and Oak flooring. Doors to Kitchen and Utility Room, Sitting/Dining Room, all Bedrooms and Family Bathroom.

Sitting/Dining Room

20' 0" x 12' 7" (6.10m x 3.84m)

A light and airy open plan reception room with UPVC double glazed French doors opening onto the rear garden. Oak flooring and two radiators. UPVC double glazed window to side.

Kitchen

13' 6" x 8' 1" (4.11m x 2.46m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Tiled floor and electric plinth heater. UPVC double glazed window and door to rear.

Utility Room

Fitted with a range of base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap. Integral washing machine. Wall mounted combi boiler. Radiator and tiled flooring. UPVC double glazed window to side.

Principal Bedroom

13' 6" x 9' 9" (4.11m x 2.97m)

A range of fitted wardrobes and over bed units. Radiator and UPVC double glazed window to rear. Door to En Suite Bathroom.

En Suite Bathroom

Tiled and fitted with a white suite comprising; P shaped bath with thermostatically controlled shower and glazed screen over, wash basin and low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to side.

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Radiator and UPVC double glazed window to front.

Bedroom 3

11' 1" x 7' 6" (3.38m x 2.29m)

Radiator and UPVC double glazed window to front.

Family Bathroom

7' 6" x 6' 0" (2.29m x 1.83m)

Tiled and fitted with a white suite comprising; P shaped bath with thermostatically controlled shower and glazed screen over, wash basin and low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to side.

Frontage

Block paved driveway and frontage providing parking for 2/3 cars. Natural hedging to one side. Outside lighting.

Rear Garden

Fully enclosed by timber panel fencing with gated access to both sides of the property, the area is laid to lawn and paved patio. Outside tap and external lighting.

Garage

Electric shutter door to the front. Power connected.

Shared Driveway Approach

The shared driveway is accessed from Goss Lane onto a block paved drive which leads to double gates providing access to numbers 30a & 30b Goss Lane.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

