



22 ARMADALE ROAD BL3 4QE

£425,000

A remarkable and high-quality true bungalow, which was fully remodelled and renovated just under 10 years ago.

Superb attention to detail was put into the layout and there is intelligent use of space and natural light.

A number of features which allow the home to stand out from the crowd are; the large hallway, the master bedroom suite with dressing room plus four-piece ensuite, and finally, two interconnecting reception rooms which are located to the rear and subsequently overlook the garden and golf course.

The rest of the accommodation includes a fully loaded kitchen, separate utility and two further double bedrooms served by the main shower room.

The property was extensively renovated and taken back to its shell, allowing us to offer an attractive balance of a more traditional build quality in terms of size and space, within an established address, but with the great benefits of modern, neutral and high-quality fittings and insulation throughout.

This bungalow is located within the ever-popular Ladybridge development and in a choice position with open views to the golf course at the rear.

The property is Leasehold with 944 years remaining, Council Tax Band is D.

## **Ground floor**

### **Hallway**

4' 5" x 7' 5" (1.35m x 2.26m) extending into 13'3 x 9'4 extending to 11'4  
Large loft access, fixed ladder.

### **Shower room**

6' 4" x 6' 4" (1.93m x 1.93m) Gable window, WC, corner shower from mains, hand basin.  
Tiled floor, tiled splash back.

### **Reception 1**

22' 3" x 18' 9" (6.78m x 5.71m) Split into 2 distinct areas by the chimney breast with fire.  
Large low level window looking towards the garden and golf course. French doors with the same aspect.

### **Master suite**

12' 0" x 12' 10" (3.66m x 3.91m) Bedroom area, front double.

### **Dressing room**

9' 0" x 6' 11" (2.74m x 2.11m)

### **En suite**

8' 9" x 6' 11" (2.67m x 2.11m) 4 piece en suite. Gable side.

### **Bedroom 2**

3.34m x 4.02m (10' 11" x 13' 2") Front double, fitted wardrobes

### **Bedroom 3**

13' 1" x 8' 11" (3.99m x 2.72m) Gable bedroom. Gable window.

### **Breakfast kitchen**

15' 9" x 10' 9" (4.80m x 3.28m) With views to the garden and golf course. Glass panelled side door. 70/30 split fridge freezer, tiled floor, dishwasher, hob, extractor and oven.

### **Utility and side porch**

5' 3" x 9' 10" (1.60m x 3.00m) With access to the rear, tiled floor, plumbing, space for appliances.

## **Exterior**

### **Gardens**

In and out style drive. Bed for plants and shrubs. Rear garden, landscaped plus opening to the golf course.