



40 The Uplands

Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft
Garage = 29.0 sq m / 312 sq ft
Total = 166.7 sq m / 1794 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID846633)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This immaculately presented three Bedroom detached bungalow occupies an enviable position in this highly sought after road in the favoured 'Old Church' area, with its local shops, historic church and tithe barn. This popular area also boasts great public transport links and easy access to local schools, sports facilities, glorious parkland and countryside. Built by locally renowned builder, Mssrs Carey, circa 1987, the property has been occupied by the current owners since new. Regularly updated and well maintained throughout, the well designed and spacious accommodation briefly comprises; Reception Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Sitting Room, Dining Room and Conservatory, three double Bedrooms, En Suite Shower Room and family Bathroom. Outside, the property sits in delightful well tended, walled Gardens to the front with driveway and double garage, whilst the rear Gardens enjoys a superb private, South facing aspect.



ROOM DESCRIPTIONS

Reception Hall
Entered via UPVC double glazed door with matching glaze panel to side. Loft access and airing cupboard housing Radiator and laminate flooring. immersion tank. Doors to Cloakroom, Sitting Room, Dining Room, Utility Room, All Bedrooms and Family Bathroom. Radiator.

Cloakroom
Tilled and fitted with a white suite comprising; vanity unit with inset basin and low level W.C. Strip light with shaver point. Radiator and tiled flooring. Extractor fan and UPVC double glazed window to front

Kitchen Breakfast Room
13' 0" x 10' 0" (3.96m x 3.05m)
Fitted with a modern range of wall and base units with complimentary square edge work surfaces over. One and a half bowl ceramic sink and drainer with mixer tap and tiled splashbacks. Built in eyelevel electric double oven with gas hob and extractor over. Integral fridge and freezer. Radiator and quality laminate flooring. Two UPVC double glazed windows to front and side.

Utility Room
Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Spaces for washing machine and tumble dryer. Laminate flooring. UPVC double glazed window and door to side.

Sitting Room
21' 7" x 13' 6" (6.58m x 4.11m)
Glorious light and sunny room with feature fireplace with inset coal effect gas fire. Two radiators and UPVC double glazed window to side. UPVC double glazed French doors opening to rear garden.

Dining Room
13' 2" x 10' 6" (4.01m x 3.20m)
Radiator. Door to Sitting Room bi folding doors to Conservatory.

Conservatory
13' 2" x 7' 11" (4.01m x 2.41m)
A glorious addition to property, of UPVC double glazed construction with French doors to rear Garden. Two wall lights and tiled floor.

Principle Bedroom
16' 9" x 10' 11" (5.11m x 3.33m)
Radiator and UPVC double glazed window to rear. Door to En Suite Shower Room.

En-Suite Shower Room
Fully tiled and fitted with a white suite comprising; shower quadrant with electric shower, pedestal wash basin and low level W.C Heated towel rail, strip light with shaver point, extractor and tiled floor. UPVC double glazed window to rear.

Bedroom 2
14' 4" x 11' 10" (4.37m x 3.61m)
Radiator. UPVC double glazed window to side.

Bedroom 3
11' 1" x 8' 2" (3.38m x 2.49m)
Radiator. UPVC double glazed window to front.

Family Bathroom
Fully tiled and fitted with a white suite comprising; P shaped panelled bath with power shower over, pedestal wash basin and low level W.C. Heated towel rail, strip light with shaver point, extractor and tiled floor.

Double Garage
19' 3" x 16' 3" (5.87m x 4.95m)
Up and over door to the front and pedestrian door to the rear. Loft storage and window to side. Power connected.

Front Garden
Enclosed by stone wall with Tarmac driveway leading to Garage whilst the remainder is laid to lawn with well stocked borders and pathway.

Rear garden
Fully enclosed by timber panel fencing and natural hedging with secure gated access to both sides of the property, this glorious South facing garden enjoys ultimate privacy. Predominantly laid to lawn with paved patios, areas of ornamental Plum Slate and well stocked, mature borders.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

