

FOR SALE

£265,000 Freehold



## Bramley Lodge, Street Lane, East Morton. BD20 5SE

- 2 Bedroom Individually Designed Detached Bungalow
- Built Using Amvic Insulated Concrete Forms making it an Energy Efficient Property
- Lounge - Kitchen/Diner
- Four Season Wall Screen Room
- En-Suite W.C - Off Road Parking for 2 Vehicles
- Sought After Location in the Well Regarded East Morton Village



## PROPERTY DESCRIPTION

Built in 2023 is this well presented individually designed, energy efficient detached bungalow. Situated in a highly sought after location in East Morton village. The village itself boasts a community shop, Institute, recreational ground, Public House and popular Church of England Primary School.

Built using Amvic™ Insulated Concrete Forms (ICF). It is a concrete forming system incorporating structure, insulation, an air/vapor barrier, and a finish attachment. It is an environmentally friendly and energy efficient construction system.

Requiring very little heating due to the insulation in the ICF walls. For further information on the build see <https://www.amvicsystem.com>

The property briefly comprises; entry into the four seasons wall screen room, kitchen/diner and utility area, living room, two double bedrooms, en-suite w.c and bathroom. Outside, there is parking for two vehicles, artificial lawn and patio area. Viewing is essential to appreciate the location and this individually designed property. Council tax band E.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 3 mbps, Superfast 52 mbps & Ultrafast 1000 . Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



## ROOM DESCRIPTIONS

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### Four Season Wall Screen Room

Entry via sliding doors and has a retractable roof, suitable for any season. The roof is polycarbonate and the side panels are tough mica.

### Kitchen/Diner

Double glazed bi-folding doors leading into the kitchen/diner. Range of base and wall units having a complementary work surface over. Central island having an inset sink and Quooker hot water tap. Feature wall. Smeg electric induction hob and gas hob. Built in deep fat fryer. Electric double oven. Built in slimline dishwasher. Electric wall heater. Tiled floor. Skylight.

### Utility

Plumbing for washing machine and hot water boiler. Tiled floor and fitted shelves..

### Lounge

Skylight with electric blind. Wall light points and electric fire. Consumer unit.

### Inner Hall

Tiled floor and down lighters.

### Bedroom 1

Double glazed window to the rear and tiled floor.

### En-Suite Shower Room

Combined low level w.c and sink unit. Double glazed window , tiled floor and fitted mirror.

### Bedroom 2

Double glazed window to the rear and tiled

### Bathroom

3 piece suite in white comprising of Jacuzzi style bath with multi jet shower and steam facility within a shower enclosure. Low level back to wall pan w.c and vanity sink unit. Tiled floor and fully tiled walls. Double glazed window to the rear, extractor and chrome heated towel rail.

### Outside

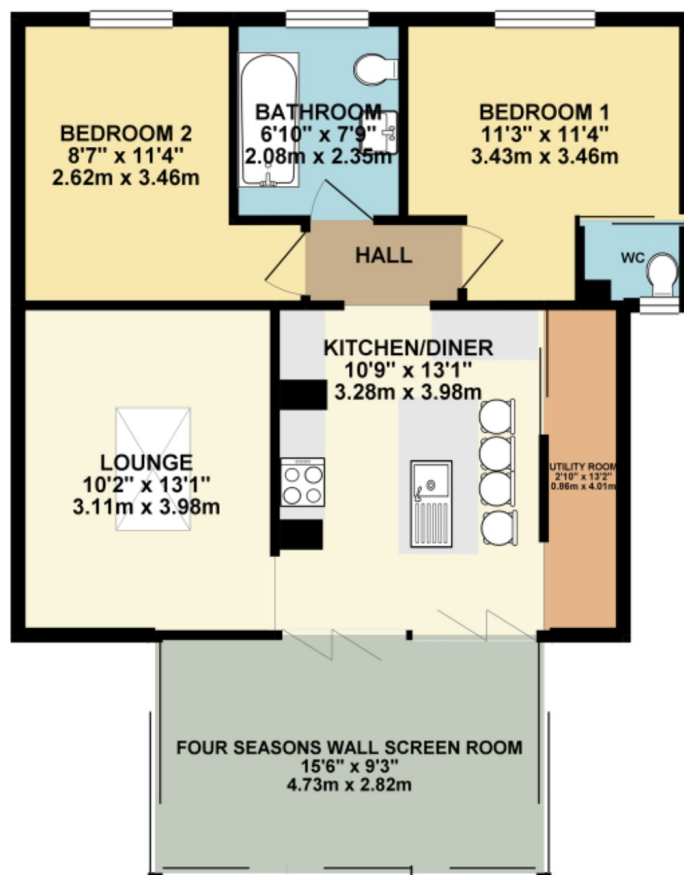
#### Gardens

Tarmac driveway for two vehicles. Artificial lawn and shale borders. Patio area with fence and stone boundaries.



## FLOORPLAN

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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