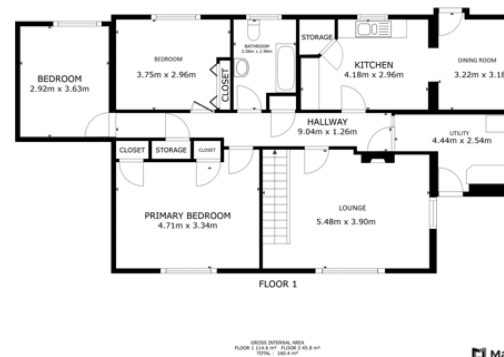


**5 Bedroom(s), Detached Bungalow, Freehold**

**Green Lane, Old Cantley.**



- 3D Virtual Tour Available
- Stylish Kitchen
- Five Bedrooms
- Bathroom and Separate Shower Room
- Driveway Allowing for up to Six Cars to Park

- Detached Dormer Bungalow In A Sought After Location
- Two Reception Rooms
- Utility Room
- Stunning Wrap Around Gardens with Stables/Workshop, Gazebos and Hot Tub

**£425,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

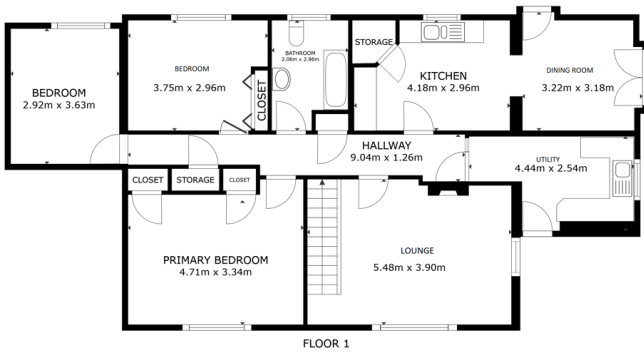


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This spacious property offers parking for up to six cars, making it ideal for families or businesses alike. With versatile potential the converted garage can easily be transformed into an office, salon, or Airbnb, presenting an exciting opportunity for entrepreneurial ventures. Nestled in a charming village, the home enjoys a peaceful off-road setting while still providing convenient access to local amenities and major road networks. An excellent choice for those seeking a family-friendly residence with added potential for business or rental income. The only reason we are moving is because the property is too big for us or we would stay.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 114.4 m<sup>2</sup> FLOOR: 248.8 m<sup>2</sup>  
TOTAL: 363.2 m<sup>2</sup>

Matterport

### Kitchen



### Utility



### Lounge







**Dining Room**



**Bedroom**



**Bedroom**







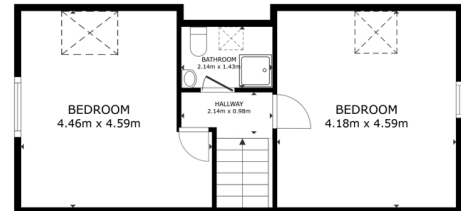
**Bedroom**



**Floor Plan**



**Bathroom**



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 115.6 m<sup>2</sup> FLOOR 2 45.8 m<sup>2</sup>  
TOTAL: 161.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



**First Floor**

**Bedroom**







**Bedroom**



**Shower Room**



**External**



**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold





Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Downstairs cupboard

Approximate Electrical System Installation Date - 1970 and 2011

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation -Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

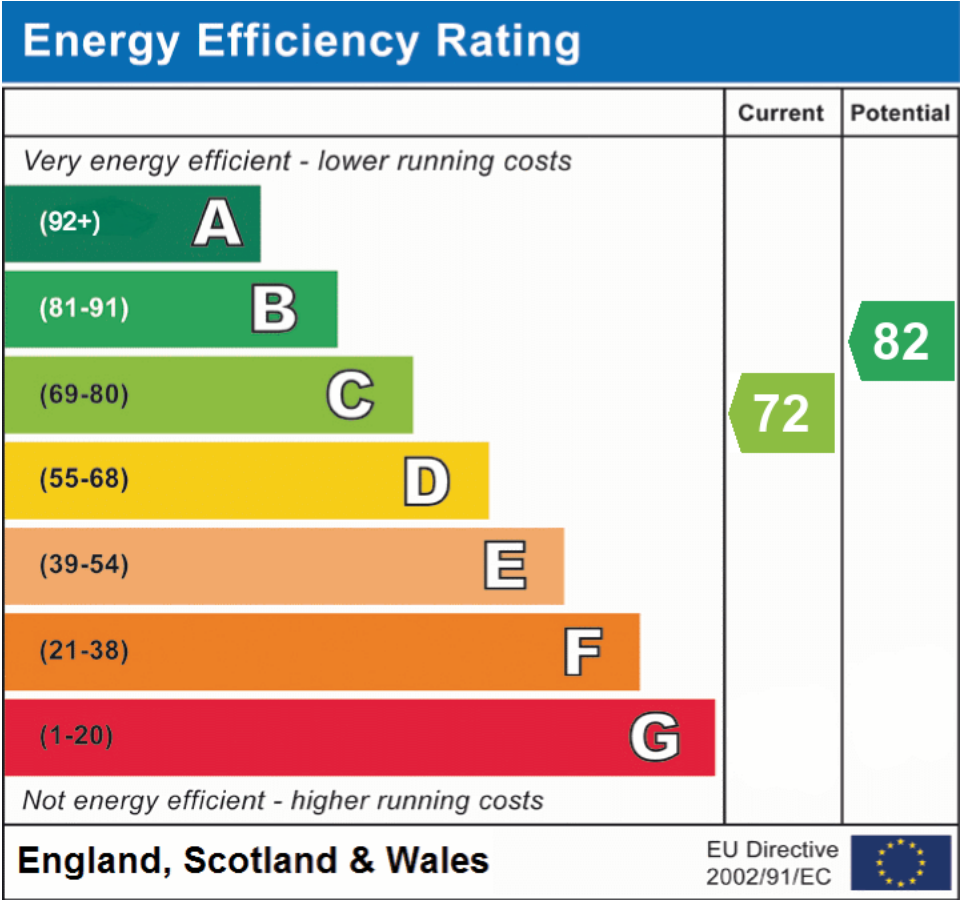
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.