



11 Honeyhill, Paston PE4 7DR

£190,000



\*\*\*DECEPTIVELY SPACIOUS BUNGALOW SITUATED WITHIN WALKING DISTANCE OF AMENITIES\*\*\* This spacious three bedroom bungalow is located within a short distance to local amenities including shops and medical centre and also bus stops making this property ideally suited for a semi retired/retired buyer. The accommodation includes a 19'4 long lounge, two double bedrooms and good sized single third bedroom. The current owner has had installed a new kitchen and boiler since moving in as well as replacement UPVC double glazed windows. There is allocated parking to the front of the property and an enclosed rear garden offering a high degree of privacy. To fully appreciate what this bungalow has to offer it really should be viewed. EPC Energy Rating - C / Council Tax Band A



**ENTRANCE HALL**

Part glazed UPVC entrance door, radiator, built in storage cupboard, access to loft.

**LOUNGE/DINER**

19' 4" x 11' 3" (5.89m x 3.43m) (approx.) UPVC double glazed door with matching side screens to rear garden, two radiators, TV point, sliding door to:

**KITCHEN**

9' 8" x 7' 9" (2.95m x 2.36m) (approx.) Fitted with a range of base and wall mounted units, space for cooker, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for two additional under unit appliances, wall mounted boiler, tiled floor, UPVC double glazed window to front.

**BEDROOM 1**

15' 7" x 8' 6" (4.75m x 2.59m) (approx.) Radiator, UPVC double glazed window to rear.

**BEDROOM 2**

11' 9" x 11' 6" (3.58m x 3.51m) (approx.) Radiator, two UPVC double glazed windows to rear.

**BEDROOM 3**

8' 6" x 5' 7" (2.59m x 1.70m) (approx.) UPVC double glazed window to front.

**SHOWER ROOM**

8' 9" x 8' 5" (2.67m x 2.57m) (approx.) Fitted with a three piece suite comprising low level WC with dual push button flush, Vanity wash hand basin and corner shower cubicle, radiator and UPVC double glazed window to front.

**OUTSIDE FRONT**

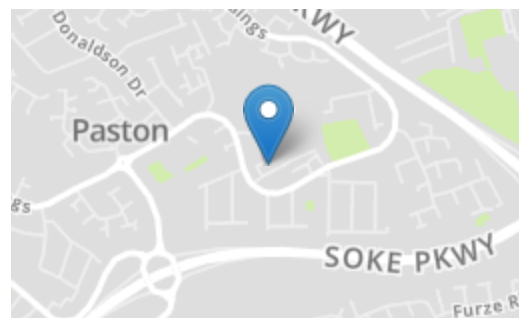
There is an allocated parking space to the front.

**OUTSIDE REAR**

The rear garden is enclosed by panel fence and mainly laid to lawn with timber deck patio, paved patio and gateway providing access to a secure pedestrian access.

**AGENTS NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		73
(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			

