

£730,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS

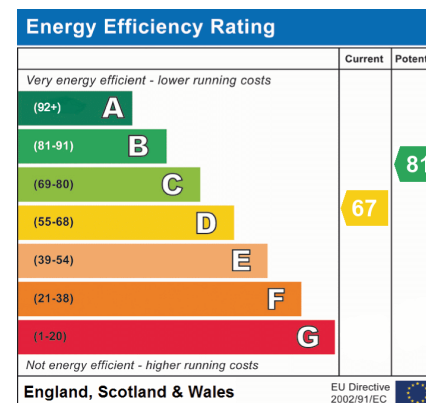


## Features

- Individual Design Detached Bungalow
- Arguably The Best Plot In This Sought After Location
- Easy Access To Mainline Train Station & Good Schools
- Well Presented & Spacious Accommodation
- Glorious Wrap Around Gardens, Double Garage & Ample Parking
- Entrance Porch & Reception Hall
- Large Sitting Room & Dining Room
- Kitchen & Utility Room
- 3 Double Bedrooms
- En Suite Shower Room & Family Bathroom

## Summary of Property

In our opinion, this spacious detached bungalow occupies the best plot in this highly regarded Cul de Sac of individual homes, in both size and position. Located at the head of the road, the property benefits from no passing traffic and gated access to Waverley Road, providing an easy and quick route to the train station and local convenience store. Well maintained throughout, the bungalow offers good sized rooms with high ceilings that promote a further sense of space. Sitting in beautiful, mature gardens that are well maintained and planted with a wide variety of flora, the well designed property offers accommodation that briefly comprises; Entrance Porch, Reception Hall, Sitting Room, Dining Room, Kitchen and Utility Room, three double Bedrooms, En Suite Shower Room and Family Bathroom. Outside there are wrap around Gardens which present the opportunity to extend, subject to relevant planning permission, if required, a detached double Garage and ample driveway parking.



# Room Descriptions

## Entrance Porch

UPVC double glazed door with glazed side panels and UPVC double glazed windows to each side. Built in storage cupboard. Hardwood multi paned door to Reception Hall.

## Reception Hall

Loft access with ladders. Airing cupboard housing immersion tank. Two storage cupboards and doors to: Sitting Room, Dining Room, Kitchen, all Bedrooms and Family Bathroom.

## Sitting Room

20' 4" x 15' 8" (6.20m x 4.78m)

Feature fire place with coal effect gas fire. Arched alcove. Two radiators. UPVC double glazed windows to front and side aspects.

## Dining Room

14' 0" x 12' 8" (4.27m x 3.86m)

Obscured glass wall to hallway. Radiator and laminate flooring. UPVC double glazed sliding patio doors to the rear Garden.

## Kitchen

12' 11" x 9' 9" (3.94m x 2.97m)

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 splash backs. Electric oven with extractor over. Breakfast bar and space for upright fridge/freezer. Vinyl tiled floor. UPVC double glazed window to rear. Multi pane glazed door to Utility Room.

## Utility Room

8' 0" x 6' 0" (2.44m x 1.83m)

Fitted with a range of wall and base units with roll edge work surface over. Inset stainless sink and drainer with mixer tap. Spaces for washing machine and tumble dryer. Wall mounted 'Ideal' boiler which provides heating and hot water. Radiator, vinyl flooring and UPVC double glazed windows to side and front. Door to Cloakroom.

## Cloakroom

Fitted with a suite comprising; low level W.C. and wash hand basin. Tiled floor and UPVC double glazed window to side.

## Principal Bedroom

A range of fitted wardrobes. Radiator. UPVC double glazed window to rear. Door to En Suite Shower Room.

## En Suite Shower Room

Tiled and fitted with a white suite comprising; shower cubicle with thermostatically controlled shower, wash hand basin and concealed cistern low level W.C. Heated towel rail and extractor.

## Bedroom 2

12' 8" x 7' 9" (3.86m x 2.36m)

Stripped wood floor. Radiator. UPVC double glazed window to front.

## Bedroom 3

12' 8" x 7' 7" (3.86m x 2.31m)

Stripped wood floor. Radiator. UPVC double glazed window to side.

## Family Bathroom

7' 9" x 6' 3" (2.36m x 1.91m)

Fitted with a suite comprising; panelled bath with mixer tap, thermostatic shower and glazed screen over, pedestal wash hand basin and low level W.C. Radiator, tiled floor and UPVC double glazed window to side.

## Outside

Fully enclosed by wall, fencing and natural hedging, the glorious, mature wrap around gardens comprise a combination of lawns, deep well stocked beds, patios, pathways and ornamental gravel areas. These truly delightful gardens offer a huge variety flowers, shrubs and specimen trees and a great deal of privacy.

## Driveway & Detached Double Garage

The extensive gravelled driveway is entered via a wooden five bar gate. The detached double garage has an up and over door to front and pedestrian door to rear. Power connected. A further secure gate gives access to Waverley Road.

## Tenure & Council Tax Band

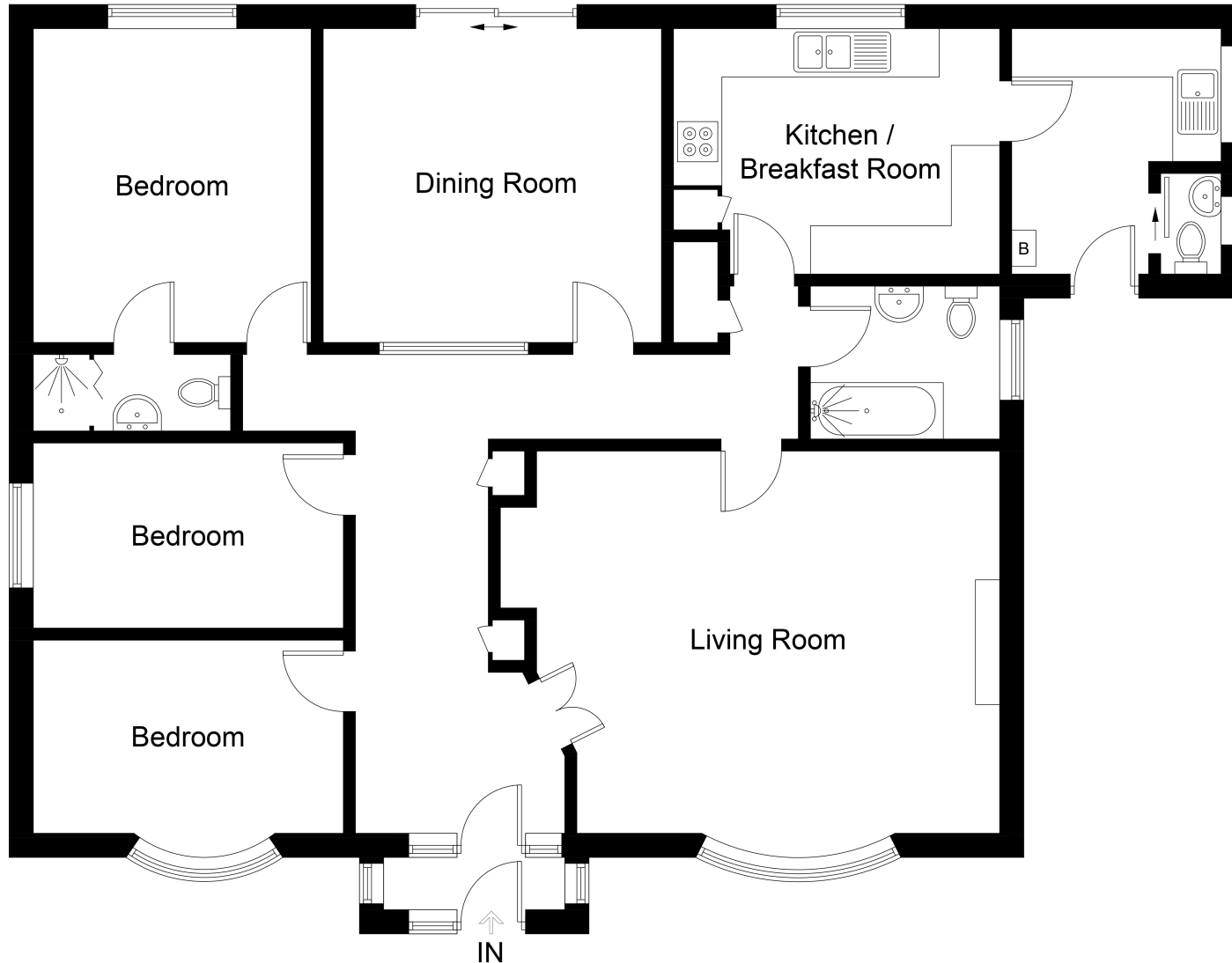
Tenure - Freehold

Council Tax Band -



# 15 The Avenue

Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft



For illustrative purposes only. Not to scale. ID1102329

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision