

- Beautifully Proportioned Individual Bungalow
- Re-Fitted Kitchen And Shower Room
- Garaging And Workshop
- Immediate Vacant Possession

- Extended Accommodation
- Stunning Mature Gardens
- Desirable 'Glebe Estate' Location
- No Forward Chain



Recessed Storm Porch To
UPVC double glazed panel door to

Reception Hall

15' 4" x 11' 2" (4.67m x 3.40m)
Double panel radiator, coving to ceiling, access to part boarded loft space with lighting and ladder, double shelved cupboard housing recently replaced gas fired central heating boiler.

Shower Room

6' 11" x 6' 6" (2.11m x 1.98m)
Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, chrome heated towel rail, corner screened shower enclosure with independent shower unit fitted above, full ceramic tiling with natural stone contour border tiling, shelved wall cabinet, UPVC window to side aspect, ceramic tiled flooring.

Bedroom 1

12' 4" x 12' 3" (3.76m x 3.73m)
uPVC bow window to front aspect, double panel radiator, wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 2

12' 3" x 9' 3" (3.73m x 2.82m)
UPVC bow window to front, wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 3

12' 2" x 6' 11" (3.71m x 2.11m)
Double panel radiator, UPVC window to side aspect, coving to ceiling.

Kitchen/Breakfast Room

12' 2" x 11' 2" (3.71m x 3.40m)
Re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, a Leisure RangeMaster cooking range with suspended stainless steel extractor fitted above, under unit lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, integrated automatic dishwasher, pan drawers, drawer units, appliance spaces, recessed lighting, UPVC door and window to side aspect, internal serving hatch to **Dining Area**, ceramic tiled flooring.

Covered Passageway

24' 3" x 3' 3" (7.39m x 0.99m)
Running between the property and garage with poly carbonate roofing, UPVC window and door to front aspect, outside tap, meter box, UPVC door to rear aspect, ceramic tiled flooring.



Garage

17' 9" x 8' 10" (5.41m x 2.69m)
Up and over door, power and lighting.

Utility Room

10' 6" x 7' 7" (3.20m x 2.31m)
Fitted in a range of base units with work surfaces and tiling, appliance spaces, plumbing for automatic washing machine, single drainer stainless steel sink unit, composite flooring, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, wall light point, full ceramic tiling.

Sitting/Dining Room

28' 4" x 20' 6" (8.64m x 6.25m)
An impressively proportioned room part of the extended accommodation, central feature tiled fireplace with timber sill, dado rail, TV point, telephone point, wall light points, three double panel radiators, UPVC door and windows to garden terrace to the rear, sliding double glazed patio doors accessing

Conservatory

11' 3" x 8' 1" (3.43m x 2.46m)
Wall light points, double panel radiator, double poly carbonate roofing, glazed door to garden terrace to the rear.

Outside

There is an impressive lawned frontage and an extensive brick paviour driveway giving provision for several vehicles accessing the **Garage** as described. There are well stocked shrub borders and outside lighting. The rear garden is pleasantly arranged measuring approximately 49' 3" x 49' 3" (15.01m x 15.01m) with an extensive paved terrace, a constructed planter with a selection of evergreen shrubs, ornamental trees and prepared borders, the gardens are primarily lawned with green house and a good sized timber shed, outside lighting and power with gated access extending to the front. There is a small **Workshop/Potting Shed** attached to the rear of the garage.

Tenure

Freehold
Council Tax Band- D

