



country  
properties

Approximate total area<sup>(1)</sup>  
52.6 m<sup>2</sup>  
566 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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Move straight into this well-presented linked bungalow, tucked away in a small courtyard setting just a short walk from the village centre and its picturesque green. The property offers a comfortable sitting/dining room, a fitted kitchen with appliances, and a low-maintenance south-facing rear garden ideal for enjoying the sun, along with the added benefit of a garage and additional parking space. Please note that occupancy is restricted to persons aged 60 years and over.

- 2 BEDROOM BUNGALOW
- OVER 60's RETIREMENT BUNGALOW
- GARAGE & 1 OFF ROAD PARKING SPACE
- FREEHOLD
- REFITTED KITCHEN & SHOWER ROOM
- COURTYARD GARDEN

## GROUND FLOOR

### Entrance Hall

Welcoming carpeted entrance hall with wall-mounted radiator and access to the loft hatch.

### Living/Dining Room

A spacious, carpeted lounge/diner featuring a bay window overlooking the rear garden and double-glazed French doors allowing plenty of natural light. An open archway leads through to the kitchen, creating a sociable layout. Additional features include a telephone point and wall-mounted radiator.

### Kitchen

Well-appointed with a range of white-fronted floor and wall-mounted storage cupboards. Appliances include a freestanding washing machine, integrated dishwasher, Bosch oven with microwave above and a matching induction hob with extractor hood over. A double-glazed UPVC window overlooks the front aspect. A stainless steel sink with chrome mixer tap and a cupboard housing the boiler.

### Inner Hall

Inner hallway providing access to both bedrooms, the bathroom and the lounge. Includes a useful cupboard housing the hot water tank.



### Bedroom One

A comfortable, carpeted double bedroom with a double-glazed UPVC window overlooking the garden. Complete with built-in wardrobes and a radiator positioned beneath the window.

### Bedroom Two

A second carpeted bedroom with a double-glazed UPVC window to the front aspect. Also benefiting from a built-in wardrobe and radiator.

### Bathroom

A three-piece suite comprising a low-level WC, wash basin with chrome mixer tap and a shower cubicle with electric shower and glass screen. Additional features include an obscure double-glazed UPVC window to the front, heated towel rail and tiled flooring..

## EXTERNAL

### Garden

A charming courtyard-style garden with secure gated side access and enclosed fencing, offering privacy and a low-maintenance outdoor space ideal for relaxing or entertaining.

### Garage

Single garage with electrically operated garage door, power and light, car parking space to front.

