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- Established Detached Bungalow
- Re-Fitted Kitchen And Shower Room
- Extremely Sought After Location
- Highly Desirable Riverside Village

- Two Reception Rooms
- Garage And Off Road Parking
- Walking Distance Of Village Centre

#### Main Entrance Door To

#### Entrance Porch

Window and door to

#### Entrance Hall

Coving to ceiling, recessed down lighters, access to partially boarded loft space with ladder and lighting, cloaks cupboard housing consumer unit, linen cupboard, cupboard housing combi central heating boiler, storage cupboard with hanging rail, dado rail, three radiators.

#### Cloakroom

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin with tiling, window to side aspect, radiator.

#### Living Room

20' 0" x 12' 0" (6.10m x 3.66m)

A triple aspect room with double glazed window to front and side aspects, patio doors to rear aspect with remote controlled blinds, coving to ceiling, central feature fire place with inset Valer electric remote controlled fire, two radiators.

#### Dining Room

13' 1" x 9' 3" (3.99m x 2.82m) 13' 1" x 9' 3" (3.99m x 2.82m)

Double glazed windows to side and rear aspects, UPVC double glazed door to patio, two Velux windows with fitted blinds, vaulted ceiling, recessed down lighters, radiator, wood effect flooring.

#### Kitchen

9' 6" x 9' 6" (2.90m x 2.90m) Re-fitted in a range of base, drawer and wall mounted units with solid timber work surfaces and matching up-standers, pantry, one and a half bowl single drainer sink unit with mixer tap, range style cooker with Zanussi glass and chrome cooker hood over, integrated AEG dishwasher and AEG washing machine, space for fridge freezer, radiator.

#### Bedroom 1

13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed window to side aspect, coving to ceiling.

#### Bedroom 2

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to side aspect, coving to ceiling, radiator.

#### Bathroom

10' 6" x 6' 0" (3.20m x 1.83m)

Previously Bedroom 3, fitted in a two piece suite comprising roll top free standing bath with telephone style mixer tap hand shower, wash hand basin, radiator, coving to ceiling, recessed down lighters (can easily be turned back to bedroom)

#### Family Shower Room

Re-fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with glazed screen and drench style shower over with separate hand held attachment, recessed down lighters, heated towel rail.

#### Outside

The front garden is laid to lawn with mature shrubs, tree and outside light. To the side there is a driveway providing off road parking for two vehicles leading to the **Garage** with remote controlled roller shutter door, tap, power, lighting and personal door to side aspect. The rear garden has a patio seating area, an area of lawn, a mix of established shrubs to include rose bushes, gooseberry bush, two apple trees, two pear trees, fig tree, outside lighting and fully fence enclosed.

#### Agents Note

The Vendor informs us that there is parquet flooring in the entrance hall and the lounge at present covered by carpeting.

#### Tenure

Freehold

Council Tax Band - D

