



TOTAL FLOOR AREA: 1886 sq.ft. (175.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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A wonderfully sized bungalow nestled in the middle of Maulden, set back from the main road on the highly sought after Moor Lane with potential to extend STPP.

- Three double bedrooms and two bathrooms.
- Located in the heart of Maulden, close to all local amenities.
- Detached garage and ample off-road parking.
- 26ft lounge opening to the rear garden.
- Short distance to allotments and country walks.
- Potential to extend STPP.
- Fully alarmed throughout the bungalow and garage.

Accommodation

Entrance Hall

Walk-in coats cupboard, airing cupboard housing boiler, access to boarded loft with ladder, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator, alarm control.

Lounge

26' 2" x 12' 8" max. (7.98m x 3.86m) Glazed patio doors opening to the garden, gas feature fireplace, double glazed windows to the side and rear, access to loft, radiator, door to:

Conservatory

16' 1" x 13' 11" (4.90m x 4.24m) Double doors opening to garden, radiator.

Kitchen/Breakfast Room

15' 7" x 9' 6" (4.75m x 2.90m) A range of base and wall mounted units with work surfaces over, integrated oven with gas hob and extractor over, integrated dishwasher, hanging double glazed bay window to the front and double glazed window to the side, radiator.



Utility

Double glazed window to the side, space and plumbing for washing machine and tumble dryer.

Bedroom One

14' 2" x 11' 7" (4.32m x 3.53m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, bidet, heated towel rail, storage cupboard.

Bedroom Two

11' 3" x 10' 8" (3.43m x 3.25m) Double glazed window to the front, radiator.

Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

A fully enclosed and private rear garden safe for children and pets, mainly laid to lawn with large patio seating area, established trees and bushes plus mature shrub and flower beds.

Garage

Detached double length garage alarmed with workshop area, with electric up and over door, power and light.

Parking

Driveway providing ample off-road parking.

