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- DETACHED BUNGALOW
- TWO BEDROOMS + LOFT
- DRIVEWAY, LARGE GARAGE

- TWO RECEPTION ROOMS & CONSERVATORY
- ATTRACTIVE GARDENS
- EPC Rating E

## SUMMARY

\*\* A SPACIOUS EXTENDED DETACHED BUNGALOW, WELL PRESENTED ACCOMMODATION, TWO DOUBLE BEDROOMS + LOFT, TWO RECEPTION ROOMS, LARGE CONSERVATORY, ATTRACTIVE SHAPED GARDENS, DRIVEWAY PROVIDING AMPLE PARKING, LARGE GARAGE, INTERNAL VIEWING ADVISED, EPC RATING E \*\*

## FULL DESCRIPTION

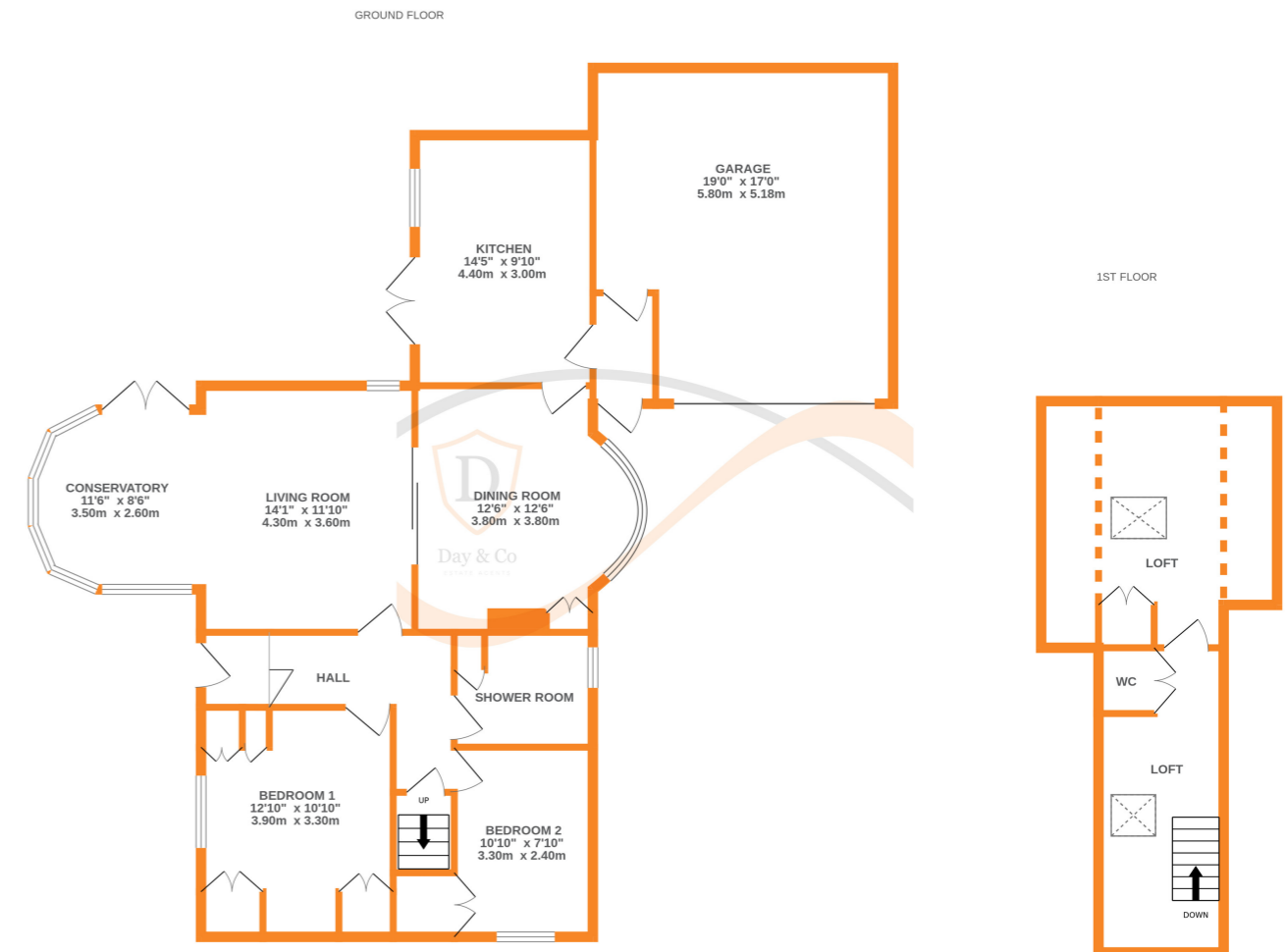
A beautifully presented, extended detached bungalow of considerable charm & character, set in delightful gardens and situated in this popular residential area close to the canal and East Riddlesdon Hall. The property which has a gas fire central heating, double glazing and an internal viewing is highly recommended to fully appreciate this deceptive property. Briefly comprises entrance vestibule, reception hall, elegant sitting room with modern wood burning stove, open plan to a large conservatory style lounge, dining room with large semi circular splay bay window, modern breakfast kitchen with built in appliances, underfloor heating, double doors leading out onto the garden. The main bedroom has a range of fitted furniture, bedroom two which is a double room with deep storage cupboard, shower room with modern suite.

The roof space is approached via wooden paddle space saver steps. The present owners use this area as a study/studio with wash room off and as a double bedroom. However we understand that the loft has no Building Regulations and therefore any prospective purchasers wanting to use this area as additional habitable space would need to satisfy themselves in this respect.

Externally the property enjoys delightful gardens which include shaped lawns, borders, flowering shrubs and bushes. In addition there is a timber decked patio area ideal for entertaining.

The drive which provides ample parking facilities and access to the large garage which has a utility area, light and power.

EPC Rating E



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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