





- Extended Bungalow Accommodation
- Extended Double Garage With Adjoining Workshop
- Mature And Private Gardens
- Desirable Village Location
- Three Generous Reception Rooms
- Ample Parking Provision
- Short Walk To National Trust Houghton Mill
- No Forward Chain

UPVC Double Glazed Front Door With Side Panel To

Reception Hall

22' 3" x 7' 3" (6.78m x 2.21m)  
convector radiator, access to loft space, recessed lighting, coving to ceiling, wall light points, UPVC windows to front aspect, cupboard housing gas fired central heating boiler serving hot water system and radiators, glazed door to

Inner Hall

16' 4" x 5' 6" (4.98m x 1.68m)  
UPVC window to garden aspect, radiator, tongue and groove panel work, recessed lighting, airing cupboard housing pressurised hot water system and shelving, shelved storage cupboard.

Cloakroom

Fitted with low level WC, vinyl floor covering, corner wash hand basin with tiling, UPVC window to garden aspect.

Bedroom 1

13' 5" x 11' 9" (4.09m x 3.58m)  
UPVC window to garden aspect, radiator, coving to ceiling, extensive wardrobe range incorporating two doubles with hanging and storage, cupboard units.

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)  
Radiator, UPVC window to front aspect, tongue and groove panel work, wall light points, extensive wardrobe range incorporating two singles, overbed bridging unit, coving to ceiling.

Bedroom 3

8' 3" x 6' 11" (2.51m x 2.11m)  
Double cupboard, drawer units and shelving, UPVC window to side aspect, radiator.

Shower Room

8' 2" x 5' 5" (2.49m x 1.65m)  
Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, shaver point, cabinet storage, extractor, chrome heated towel rail, Travertine flooring, floor draining independent shower with multi head independent unit fitted over, underfloor heating.

Kitchen/Breakfast Room

15' 1" x 9' 8" (4.60m x 2.95m)  
Fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing granite work surfaces and re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap and waste disposal unit, glass fronted display cabinet, integral appliances incorporating double electric oven and gas hob with bridging unit and extractor fitted above, integrated automatic dishwasher, fridge freezer, LVT flooring, wall mounted convector heater, UPVC window and glazed door to garden terrace.

Sitting Room

28' 10" x 15' 1" (8.79m x 4.60m)  
Incorporating Dining Area, an impressive open plan extended double aspect space with UPVC picture window to front aspect, central brickwork fireplace with inset gas fire, wall mounted gas radiator, TV point, telephone point, Economy 7 storage heater.

Dining Area

Wall light points, tongue and groove panel-work, recessed lighting, radiator, TV point, sliding double glazed patio doors to garden terrace, French doors accessing

Conservatory

12' 2" x 11' 9" (3.71m x 3.58m)  
Of UPVC double glazed construction, vaulted reinforced glazed roofing, ceramic tiled flooring with underfloor heating, French doors to rear garden.

Outside

The bungalow is pleasantly positioned on a corner plot with extensive lawns, stocked shrub and flower borders. The extensive brick paviour driveway extends to the side and gives provision for several vehicles accessing the Double Garage and adjoining workshop measuring 34' 5" x 16' 9" (10.49m x 5.11m) with twin electrically operated up and over doors, power and lighting, fixed display shelving, private door to the side and windows to the side. The rear garden is neatly arranged and stocked with timber edged planters, several paved seating areas, gravel beds, a selection of ornamental trees and evergreen shrubs, outside tap and lighting, there is a pleasant covered terrace, the garden is enclosed by a combination of brick walling and panel fencing offering a good degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold  
Council Tax Band - D

