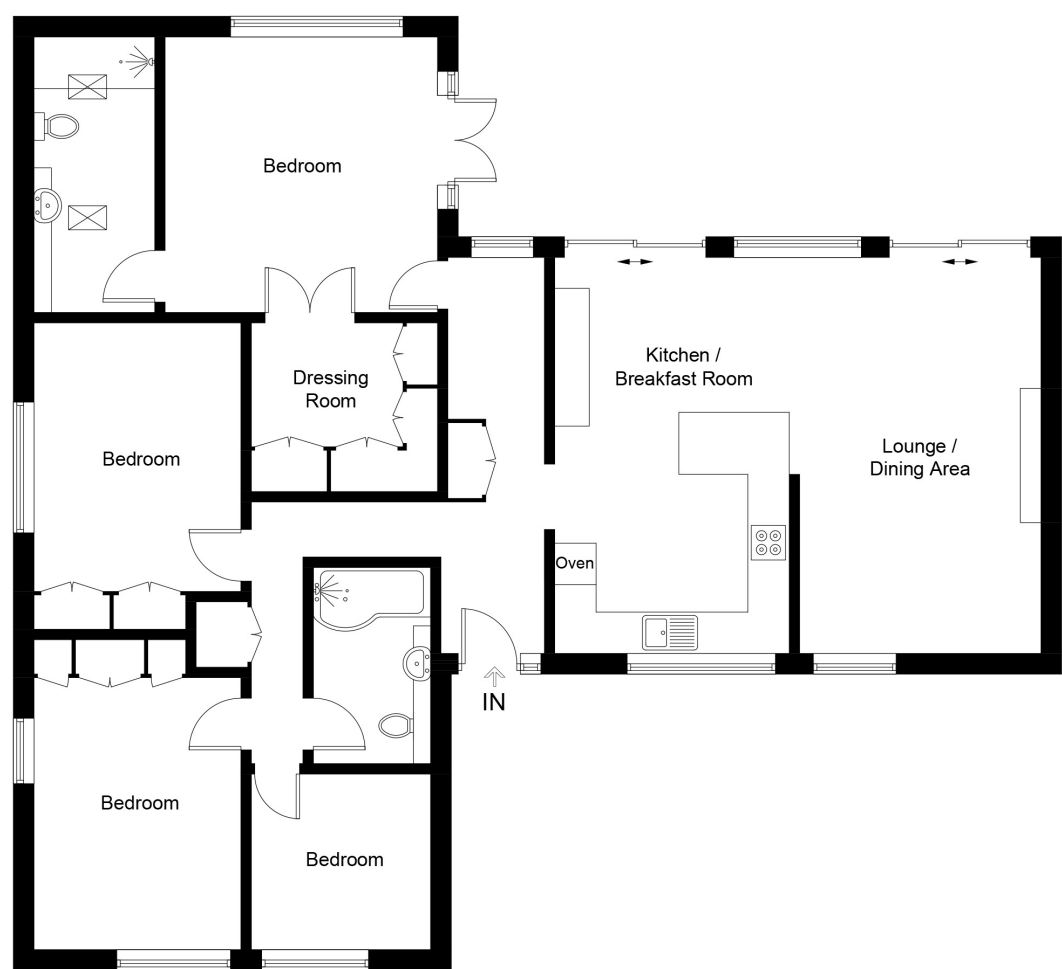




13 Kingston Way

Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft



For illustrative purposes only. Not to scale. ID1197597
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This unique and incredibly deceptive, detached bungalow occupies a wonderful corner plot on this quiet, established, cul de sac. Immaculately presented throughout and finished to a contemporary, high standard, this versatile bungalow has been reconfigured and extended by the current owners to incorporate space and modern living. The property benefits from large UPVC double glazed windows, allowing light to suffuse all corners of the home. The property attractively incorporates indoor and outdoor living with large picture windows and patio doors from the living space, and Principal Suite providing immediate access to the rear. Sitting in beautifully landscaped front and rear gardens, also provides great, private entertaining space. In brief this one of a kind bungalow comprises; Entrance Hall, Kitchen/Dining/Family Room, Principal Suite With Dressing Room & En Suite Shower Room, Three Further Bedrooms and a Modern Family Bathroom. This property must be viewed to be truly appreciated.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite door. Kardean flooring and radiator. Doors to all Bedrooms and Family Bathroom. Two storage cupboard one housing "Ideal" combi boiler and immersion tank. Loft access.

Fabulous Kitchen/Dining/Family Room

Kitchen Area
23' 0" x 18' 8" (7.01m x 5.69m)
Fitted with a contemporary range of high gloss wall and base units with quartz work surfaces, fitted feature electrical pop up tower and upstands over. Fitted Breakfast bar with further base units. Underhung sink and drainer with swan neck tap with detachable rinsing hose. Built in electric double oven with microwave feature, induction hob and extractor over. Integral fridge, freezer, dishwasher and washing machine. Feature full height UPVC double glazed window to rear and two further sliding patio doors to rear. Kardean flooring and UPVC double glazed window to front with build in blinds. Flows seamlessly to the Family Area.

Family Area
18' 9" x 10' 3" (5.71m x 3.12m)
Inset gas fire with granite surround and hearth. Two radiators.

Principal Suite
A beautifully spacious, bright and airy space benefits from two large feature UPVC double glazed windows and a further set of French doors to rear. Bamboo flooring with electric underfloor heating. Double doors to Dressing Room and door to En Suite Shower Room.

Dressing Area
Fitted with an extensive range of wardrobes providing hanging and shelving storage. Heated towel rail and electric under floor heating.

En Suite Shower Room
13' 1" x 4' 7" (3.99m x 1.40m)
Partly tiled and fitted with a white suite comprising; Large walk in shower unit with thermostatic rain fall shower and separate hand held shower head, large vanity unit with large inset ceramic basin with mixer tap and low level W.C. Two feature sky lights, heated towel rail and extractor fan. Tiled floor with electric under floor heating.

Bedroom Two
13' 0" x 9' 10" (3.96m x 3.00m)
Fitted with an extensive range of wardrobes providing hanging and shelving storage. UPVC double glazed window to side and radiator.

Bedroom Three
13' 0" x 9' 10" (3.96m x 3.00m)
Fitted with an extensive range of wardrobes providing hanging and shelving storage. UPVC double glazed window to side and front. Radiator.

Bedroom Four
UPVC double glazed window to front. Radiator.

Family Bathroom
Fully tiled and fitted with a white suite comprising; P shaped bath with mixer taps, thermostatic shower over and glazed screen, vanity unit with inset basin with mixer taps and concealed cistern low level W.C. Heated towel rail and extractor fan.

Rear Garden
This larger than average garden is beautifully landscaped, well maintained and fully enclosed by timber panel fencing. Enjoying a good deal of privacy the garden comprises; large laid to lawn areas and pretty pebbled boarders. Generous patio area conveniently accessed from the Family Area and Principle Suite, also gives access to both sides of the house with gates to the front garden. Multiple flower beds with a range of mature shrubs.

Front Garden
Of generous size and versatility, this front garden offers secondary space. Fabulously maintained laid to lawn and large partly covered patio areas adds a variety of additional entertaining space, containing the feature of a "sunken patio" with granite table inset. The garden also comprises; flower beds, pebbled areas, pedestrian door to the garage and an outside tap. Fully enclosed from the road, a wooden gate lead nicely to a welcoming patio to the front door, which also leads to gated rear access from both sides.

Double Garage
Two electric roller doors to front. Power and lighting connected.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E

