







## PROPERTY DESCRIPTION

Located in this sought after close in Little Common, a most impressive and good sized, three bedroom detached bungalow . Boasting an en-suite to the master bedroom, other notable benefits of this property include; integral access to impressive double garage, modern bathroom, low maintenance front and rear gardens, double glazed conservatory, TO BE SOLD CHAIN FREE. EPC - D

## FEATURES

- Sought After Little Common Location
- Three Bedroom Detached Bungalow
- Large Integral Garage
- Modern Bathroom
- En Suite To Master Bedroom
- Low Maintenance Rear Garden
- Double Glazed Conservatory Accessed Through Living Room
- Offered To The Market Chain Free
- Approximately Half a Mile From Little Common Village
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance

UPVC double glazed door leading to entrance porch with tiled floor, double glazed window, further double glazed door to outside and further double glazed door leading to Entrance hall with radiator, telephone point, large built in storage cupboard housing hot water tank and further large built in storage cupboard, hatch to loft space.

### Living room/Dining room

17' 6" x 13' 9" (5.33m x 4.19m) With feature fireplace with inset real flame effect gas fire, TV point, radiator, wall lights, double glazed sliding patio door leading onto double glazed conservatory.

### Conservatory

9' 0" x 8' 6" (2.74m x 2.59m) With tiled floor, power points and further double glazed sliding door leading onto rear garden.

### Kitchen

12' 5" x 9' 10" (3.78m x 3.00m) plus door recess. With range of units comprising single drainer sink unit with mixed tap and cupboards under, further range of cupboards and drawers with quartz working surfaces over, range of matching wall mounted cupboards some having glass display fronts, part tiling to walls, space for electric cooker, washing machine, fridge freezer and additional appliance spaces, double glazed window with outlook to the front, double glazed door leading to the side.

### Bedroom one

14' 7" x 11' 9" (4.45m x 3.58m) With large built-in storage cupboard, radiator, telephone point, double glazed window overlooking the rear garden door to En-suite shower room.

### Ensuite shower

With tiled cubicle with hand grips and Concertina door, low level WC, radiator, extractor fan, frosted glass double glazed window.

### Bedroom two

11' 8" x 9' 9" (3.56m x 2.97m) With built in double wardrobe, radiator, double glazed window overlooking the garden.

### Bedroom three

9' 7" x 9' 0" (2.92m x 2.74m) With radiator, double glazed window with outlook to the front.

### Main bathroom

With white suite comprising panelled bath with mixer tap and shower over with glass screen and hand grips, wash hand basin with mixer tap and storage cupboards below, concealed cistern low level WC with built-in drawers, radiator/heated towel rail, tiling to walls, tiled floor, extractor fan, frosted glass double glazed window.

### Garage

17' 11" x 14' 11" (5.46m x 4.55m) Access via personal door from the hallway or via electrically operated up and over door with wall mounted gas boiler power and light.

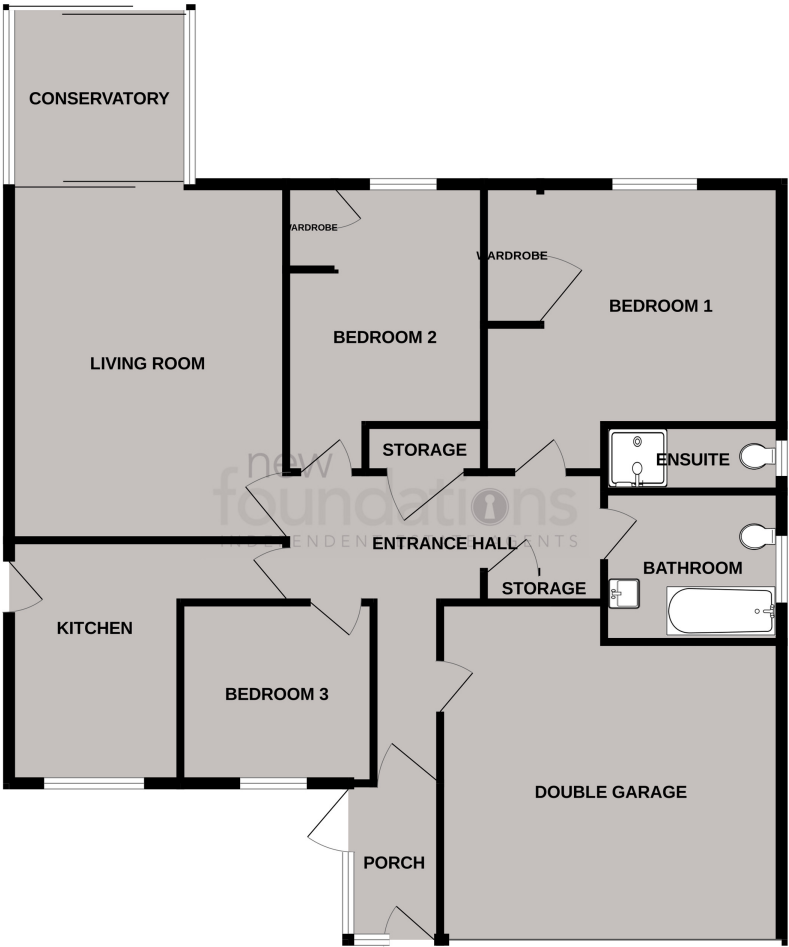
### Outside

Mainly laid to patio and Pea Beach with some flower and shrub borders, timber shed, gated access down both sides of the property to the front. Front garden again mainly lay to patio and Pea beach with a private brick block driveway leading up to the garage. Outside Power points to the front and rear.



FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	64	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	