







## PROPERTY DESCRIPTION

CHAIN FREE. A spacious two bedroom detached bungalow situated close to Little Common Village with its array of shops and amenities whilst also being on the 99 bus route with a stop just outside. The accommodation comprises; entrance porch, entrance hall, dual aspect L-shape lounge/dining room, kitchen/breakfast room, two double bedrooms, modern wet room with WC and additional WC. Outside there are well kept gardens with the rear benefitting from being of a southerly aspect, outside concrete storage cupboards, off road parking and garage. EPC - E.

## FEATURES

- Two Bedroom Detached Bungalow
- South Facing Garden
- On The 99 Bus Route (Bus Stop Right Outside)
- Council Tax Band - D
- Dual Aspect L-Shape Lounge/Dining Room
- Kitchen/Breakfast Room
- Modern Wet Room With WC & Additional WC
- Garage With Wooden Double Doors
- Short Distance To Little Common Village
- Chain Free





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC door with double glazed frosted glass inserts, double glazed frosted glass windows.

### Entrance Hall

Accessed via glazed door, glazed windows to the front, ceiling coving, radiator, storage cupboard.

### Lounge/Dining Room

23' 7" max x 16' 8" max (7.19m max x 5.08m max) A bright and spacious dual aspect L-shaped room with double glazed windows to the front and rear, door to the rear leading to the garden, ceiling coving, radiators, feature fireplace with wooden surround, tiled hearth and inset electric fire.

### Kitchen/Breakfast Room

12' 3" x 11' 11" (3.73m x 3.63m) Double glazed window to the rear, UPVC door with double glazed frosted glass inserts, ceiling coving, serving hatch, a range of working surfaces with inset double drainer stainless steel sink unit, space for cooker, a range of matching wall and base cupboards with fitted drawers and glazed fronted display units, larger cupboard with window, range of overhead cupboards, radiator.

### Inner Hall

Access to loft space via hatch, storage cupboard, airing cupboard.

### Bedroom One

15' 1" x 12' 2" (4.60m x 3.71m) A dual aspect room with double glazed windows to the side and rear, ceiling coving, radiator.

### Bedroom Two

15' 1" x 12' 5" (4.60m x 3.78m) A dual aspect room with double glazed windows to the side and front, built-in wardrobes, radiator.



### Wet Room & WC

Double glazed frosted glass window to the side, a modern wet room comprising; shower area with electric shower, wash hand basin, low level WC, heated towel rail, tiled walls.

### Additional WC

Double glazed frosted glass window to the side, low level WC, wash hand basin.

### Garage

Accessed via wooden double doors, window to the side, door to the side, gas and electric meter, fuse box, wall mounted boiler, power point, lighting.

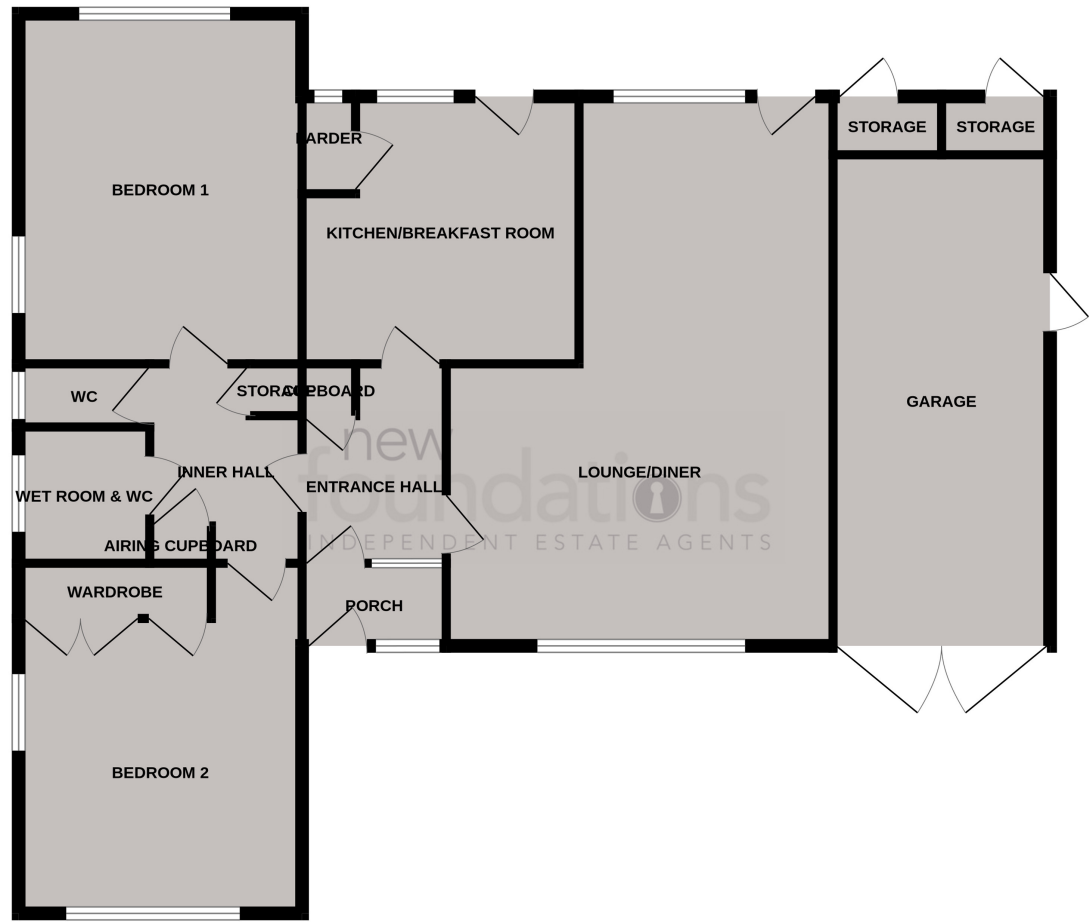
### Outside

To the front there is a good size and very well kept front garden which is mainly laid to lawn, block paved driveway providing off road parking and leading to the garage, gate side access to both side.

The rear garden benefits from being of a southerly aspect, patio area running the full width of the property and down both sides leading to the side gates, two concrete storage cupboard, door to the garage, the remainder of the rear garden is laid to lawn with very well planted shrubs borders.

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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 54                      | 79        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

