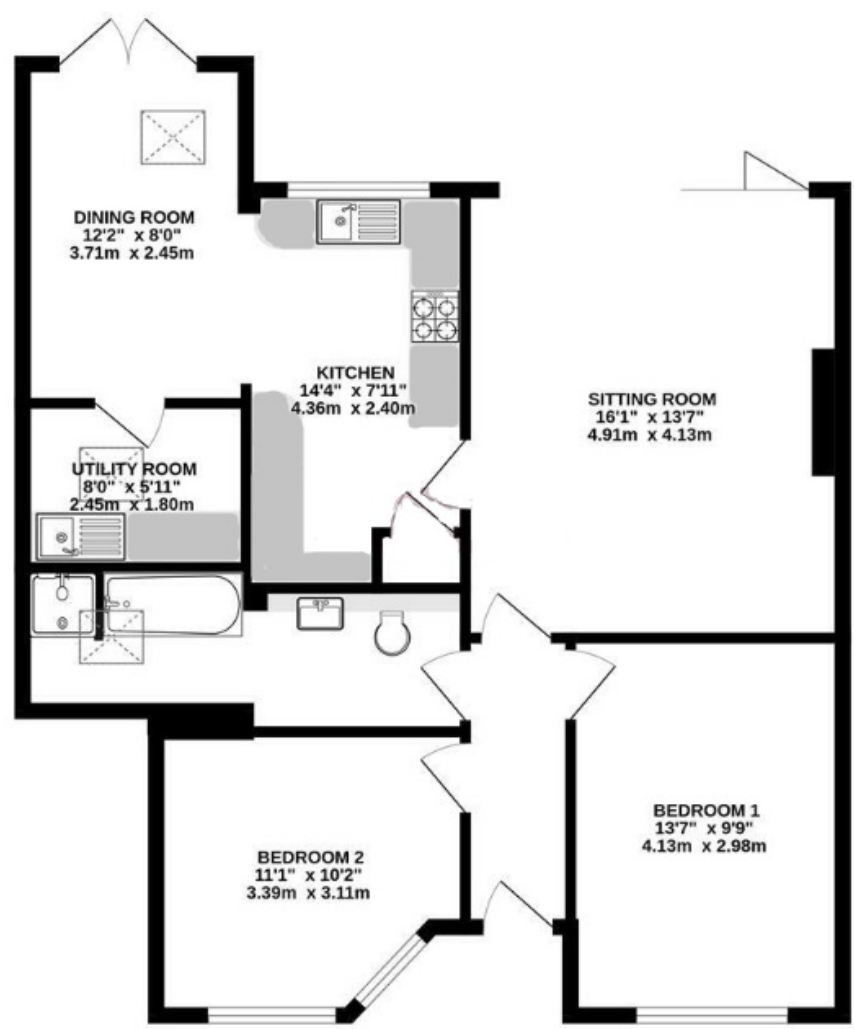




GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
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-representation. 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 | | 85 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



A rare find indeed! An immaculately presented extended semi detached bungalow which enjoys a sought after central location providing easy access to the town centre, local amenities and public transport links. Extended and fully refurbished in recent years, this outstanding bungalow offers well appointed and balanced accommodation which briefly comprises; Entrance Hall, Sitting Room with wood burning stove and bi folding doors, stunning contemporary Kitchen/Dining Room, Utility Room, two double Bedrooms and fabulous Bathroom with separate walk in shower. Outside, there are fabulous landscaped gardens to the rear with a summerhouse and traditional gardens to the front with lawn and driveway.



ROOM DESCRIPTIONS

- Entrance Hall**
Entered via composite glazed door. Loft access and radiator. Karndean wood effect floor flooring. Doors to both Bedrooms, Bathroom and Sitting Room.
- Bedroom 1**
13' 7" x 9' 9" (4.14m x 2.97m)
A range of fitted wardrobes. Radiator and air conditioning unit. UPVC double glazed window to front.
- Bedroom 2**
11' 1" x 10' 2" (3.38m x 3.10m)
Radiator and UPVC double glazed walk in bay window to front.

- Bathroom**
This exceptional room is tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, large walk in shower unit with thermostatically controlled rainfall shower plus an extensive range of vanity units with inset basin and concealed cistern low level W.C. Radiator and heated towel rail. Tiled floor, extractor and UPVC 'Velux' skylight.
- Sitting Room**
Feature fireplace with Oak lintel, Slate hearth and inset wood burning stove. Wood effect ceramic tiled flooring. Radiator and air conditioning unit. UPVC double glazed bi folding doors opening onto rear patio.

Glorious Open Plan Kitchen/Dining Room

- Kitchen**
14' 4" x 7' 11" (4.37m x 2.41m)
Fitted with a contemporary range of wall and base units with solid wood block work surfaces over. Inset one and a half bowl under hung 'Belfast' sink with mixer tap and tiled splash backs. Built in eye level electric double oven and gas hob with extractor over plus spaces for dishwasher and fridge/freezer. Walk in cupboard housing 'Worcester' combi boiler. UPVC double glazed window to rear. 'Kardean' wood effect flooring leading through to dining area.
- Dining Room**
12' 2" x 8' 0" (3.71m x 2.44m)
Radiator and 'Karndean' wood effect flooring. UPVC double glazed 'Velux' skylight and UPVC double glazed French doors to rear garden. Door to Utility Room.
- Utility Room**
8' 0" x 5' 11" (2.44m x 1.80m)
Fitted with a range of base units with roll edge worksurfaces and tiled splashbacks over. Inset stainless steel sink and drainer with mixer tap. Spaces for washing machine and tumble dryer. 'Karndean' wood effect flooring.

- Rear Garden**
Enclosed by timber panel fencing and natural hedging with gated access to the front. This attractive, easily maintained garden comprises a paved patio which extends the width of the property, an artificial lawn and a raised decked area under a sheltered pergola to the rear. There is also a Summer house, outside light tap and electrical sockets.
- Front Garden**
Enclosed by low stone wall and laid to lawn with tarmac driveway.
- Tenure & Council Tax Band**
Tenure: Freehold
Council Tax Band: C

