

£310,000 Freehold







## PROPERTY DESCRIPTION

Offered for sale with the benefit of no onward chain is this lovely detached non estate bungalow. The bungalow is being offered for sale for the very first time, It has remained in the ownership of the same family since its construction in 1991. There may be potential to further enlarge the property as many have done on Antron Lane subject to the necessary permissions.

The property is located in the quiet tucked away location of Antron Lane, it therefore enjoys a peaceful location yet is only a short walk to the village centre, shop, post office and public house.

Internally the bungalow offers spacious accommodation for a property of this type. The bungalow has a lovely living room that overlooks the front garden area towards the fields opposite. There is a spacious kitchen breakfast room set to the rear with a dining and utility area. The two bedrooms are both good sized double rooms, both of the bedrooms benefitting from built in double wardrobes. The bungalow also benefits from a modern fitted shower room and a separate w.c. The bungalow also has the useful addition of a store space/potential hobbies space that is accessed by an internal staircase from the dining area.

Externally the bungalow enjoys the benefit of parking for two to three cars on the gravel driveway to the front, this driveway also provides access to the garage. The front boundary has maturing shrubs such as camelias set within it, this affording the front of the bungalow a high level of privacy. There is also a small paved terrace area to one side of the entrance porch that takes in the afternoon sunshine. At the rear there are low maintenance gardens that are enclosed to two sides. At the far side of this rear garden there is a full width paved terrace that would make the perfect area of outside dining in an evening.

The bungalow also benefits from double glazing and gas central heating.

A rare opportunity in the current market and a viewing is very highly advised. We would be more than happy to meet you at the bungalow and show you around, please contact the office to arrange your viewing.

## FEATURES

- No Onward Chain
- Detached Bungalow
- Walking Distance Of Village Amenities





## ROOM DESCRIPTIONS

### Hallway

Door from the entrance porch. L shaped entrance hallway, radiator, access to airing cupboard, door off to the living room.

### Entrance Porch

Double glazed door to the side, double glazed windows to the front and side, tiled flooring, door through to the entrance hallway.

### Living Room

3.33m x 3.94m (10' 11" x 12' 11") A lovely light and airy reception room set at the front of the bungalow. Double glazed window to the front overlooking the drive and garden area, focal point gas fire set on hearth with timber surround, tv point, radiator, coved ceiling.

### Kitchen

3.00m x 3.35m (9' 10" x 11' 0") Fitted with a comprehensive range of fitted units with role edged working surfaces over and high gloss white tiled surrounds, fitted eye level stainless steel double oven with ceramic hob set to the side with stainless steel cooker hood above, inset stainless steel sink and drainer unit, fitted breakfast bar area with seating space under and high gloss white tiled surrounds, double glazed window to the rear, oak effect flooring, ceiling spotlights, radiator, coved ceiling, squared archway through to the dining area/utility.

### Dining Area/ Utility

2.39m x 2.46m (7' 10" x 8' 1") Fitted working surface to one wall with space for washing machine under, high gloss white tiled surrounds, double glazed window to the rear, double glazed door to the rear porch, door to stairs that ascend to attic store space.

### Rear Porch

Double glazed door from the dining area, double glazed windows to side and rear, double glazed door out to the rear garden.

### Bedroom One

3.02m x 3.28m (9' 11" x 10' 9") A double bedroom set at the front of the bungalow. Door from the entrance hallway, double glazed window to the front overlooking the garden, built in double wardrobe with sliding doors, radiator, coved ceiling.

### Bedroom Two

3.02m x 3.02m (9' 11" x 9' 11") A further double bedroom that is set to the rear of the bungalow. Door from the entrance hallway, double glazed window to the rear overlooking the garden, built in double wardrobe with sliding doors, radiator, coved ceiling.

### Shower Room

Door from the entrance hallway. The shower room comprises a white suite of a double sized shower enclosure with glazed screen and shower over, pedestal wash hand basin with tiled surrounds, heated chrome towel rail, double glazed window to the rear.

### W.C

Door from the entrance hallway, white low level w.c, double glazed window to the rear.

### Attic Store/ Hobbies Space

A useful attic/hobbies space that is accessed off the dining/utility area. This room is set above the garage and can be accessed by an internal staircase from the dining area. This room also has a low level door that provides access to the main loft space over the bungalow.

### Driveway And Garage

The property is approached off Antron lane via a granite gravel driveway that provides parking for two to three cars, it also provides access to the garage. The garage has an up and over door to the front, power and light.

### Gardens

As you approach the property from Antron Lane the front of the property is set out to a gravel driveway that provides parking for two to three cars, this driveway also provides access to the garage. At the front of the property there are maturing shrubs bushes and plants set within a wide bed that affords the property a good degree of privacy. The rear garden has been set out for ease of maintenance and is enclosed to two sides. The garden also enjoys the benefit of a full width paved terrace that enjoys the morning and afternoon sunshine, it also enjoys far reaching views across the surrounding area. A gateway opening from this rear garden provides access out to the side of the bungalow and down a gravel driveway to the front of the bungalow.

### Additional Information

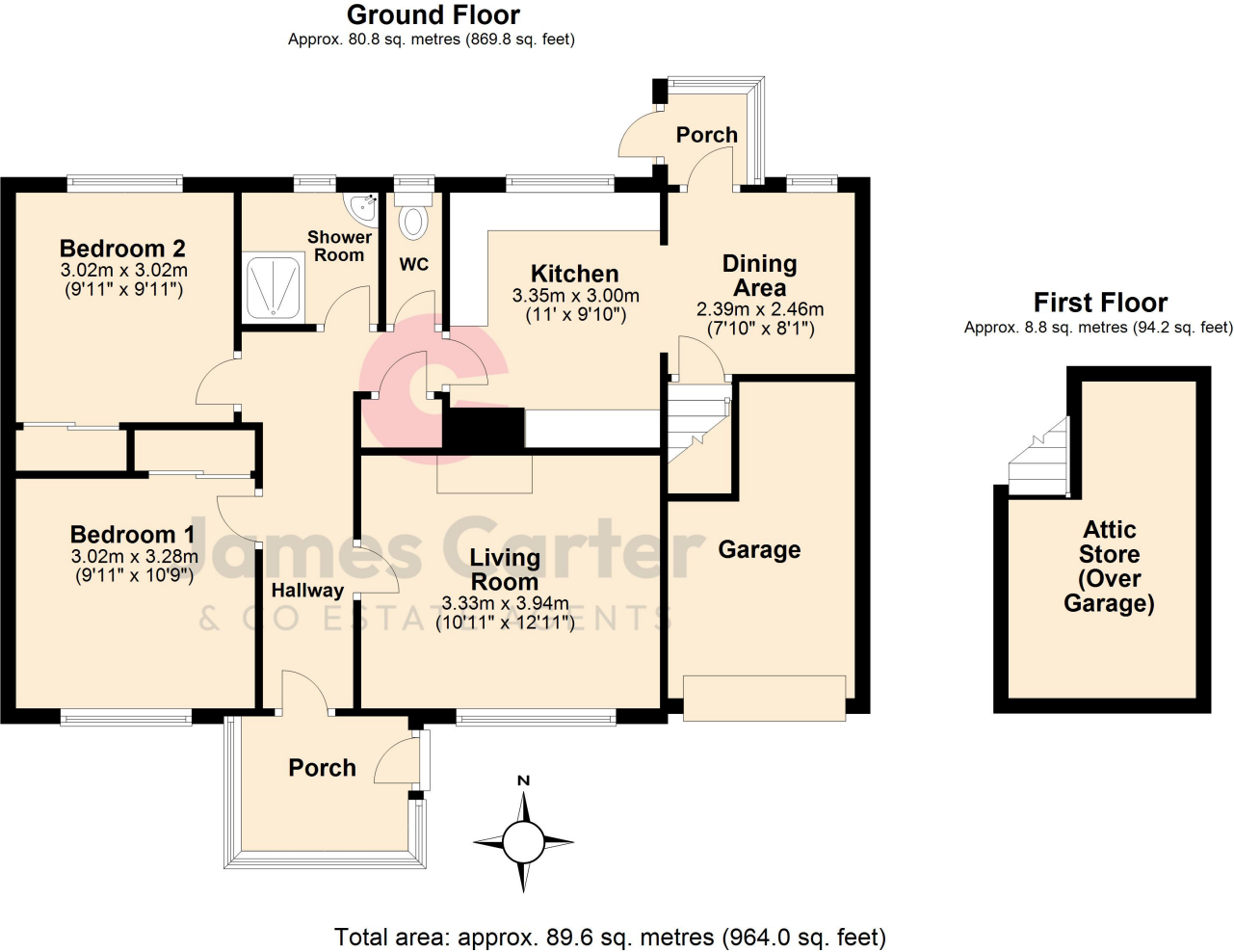
Tenure - Freehold

Services - Mains Gas, Electric, Water And Drainage

Council Tax - Band C Cornwall Council



FLOORPLAN



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