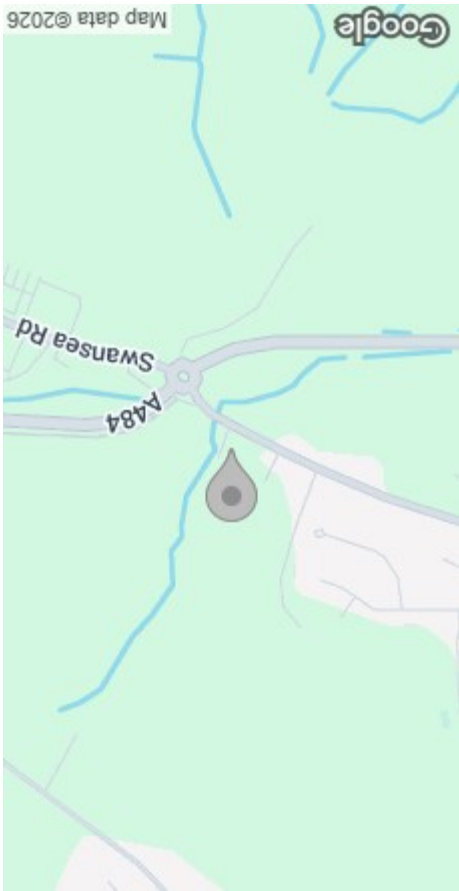


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and other features are approximate and responsibility is placed on the purchaser to verify the same. The information is provided for guidance only and should not be relied upon. The information is provided for guidance only and should not be relied upon. The information is provided for guidance only and should not be relied upon.



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

This modernised three-bedroom detached bungalow offers a delightful blend of comfort and practicality. Upon entering, you will find a spacious reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining guests.

The bungalow features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The small shower room is efficiently designed, and there are existing footings and plans for a rear extension to create a luxurious wet room, allowing for further personalisation of the space to suit your needs.

Accessibility is a key feature of this property, with wider doors throughout, making it wheelchair friendly and ensuring ease of movement for all. The utility room adds to the convenience, providing additional storage and functionality for everyday tasks.

Step outside to discover an enclosed rear garden, a private oasis ideal for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. The property also includes a garage equipped with light, offering secure storage for your vehicle or additional belongings.

This bungalow presents an excellent opportunity for those seeking a modern, adaptable home in a friendly community. With its thoughtful design and potential for further enhancement, it is a must-see.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Diner
18'4" x 11'5" (5.61 x 3.50)

Kitchen/Breakfast Room
22'5" x 9'10" (6.84 x 3.00)

Utility Room
8'3" x 5'0" (2.54 x 1.53)

Shower Room
6'8" x 5'9" (2.05 x 1.77)

Bedroom 1
12'1" x 11'7" (3.69 x 3.54)

Bedroom 2
9'5" x 9'6" (2.88 x 2.90)



Bedroom 3
8'5" x 7'8" (2.58 x 2.36)

Parking
Double driveway with single garage (Garage measures 5.59 x 2.96)

Council Tax Band = D

Tenure
Freehold

EPC= C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Three
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

