





ABODE

****DETACHED BUNGALOW IN THE HEART OF MARCHINGTON**NO CHAIN**DETACHED GARAGE****

Offered for sale with no upward chain, this beautifully maintained and extended detached bungalow is a must-see for anyone seeking a spacious and well-presented home in a prime village location. Viewing is highly recommended to fully appreciate the generous rooms, exceptional condition, delightful plot, and the fantastic setting within the heart of Marchington. In brief, the property comprises hallway, kitchen, an extended lounge/diner, two generously sized double bedrooms a versatile study that could be used as a separate dining room or third bedroom, and a refitted shower room and kitchen.

****KEY UPDATES****

The property has recently undergone a comprehensive refurbishment, ensuring peace of mind for any potential buyer. This includes a new damp course fitted with a 20-year guarantee. All brick and masonry work treated with a water seal, with a 5-year guarantee. New UPVC guttering installed on the rear roof and extension, with a 10-year guarantee. All skirting boards have been replaced. The gas boiler has been recently serviced and all radiators reconditioned. The bungalow comes with current recent Gas and Electrical Certificates.

The property is just a stones throw from the Community Shop and the Dog and Partridge public house and restaurant. Further amenities such as the village hall, first school, cricket club, bowls and tennis clubs and the church are within walking distance and a range of scenic countryside walks are right on your doorstep.

Don't miss out, arrange a viewing today to see everything this wonderful property has to offer!, ring Sonia at Abode Midlands Ltd



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Hallway

With a double glazed composite front entry door leading into, central heating radiator, thermostat, access into loft space via loft hatch, built in double storage cupboard with shelving, doorbell chime, telephone socket, internal doors leading to:

Kitchen

With 2x UPVC double glazed windows to front and side elevations, central heating radiator, the kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces and tiling surrounding. A range of integrated appliances includes fridge, freezer, oven/grill, microwave combi cooker, four ring electric hob with built-in extractor, composite sink and drainer with mixer tap, plumbing space for freestanding undercounter white goods, carbon monoxide detector, spotlighting to ceiling and in housing is the Worcester Bosch combination gas boiler.

Lounge

With a UPVC double glazed window to the side elevation, focal point electric fireplace with brick surround, tiled hearth and timber mantle, TV aerial point, opening leading to the extended dining area which comprises of a UPVC double glazed door leading into the rear garden with two adjoining UPVC double glazed units, central heating radiator, internal door leads to:



Study

A room which could be used for a multitude of purposes to the discerning buyer, currently utilised as a study but could also be utilised as a separate bedroom. The room comprises of a UPVC glazed window to the rear elevation and central heating radiator.







Shower Room

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, walk in shower cubicle with glass screen and PVC panelling to wall coverings, heated towel radiator, tiling to wall coverings , spotlighting to ceiling and extractor fan.

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point and a range of built-in fitted wardrobes comprising of hanging rails and shelving.

Bedroom Two

With a UPVC double glazed bay window to the front elevation and central heating radiator..

Outside

The rear features a pleasant, westerly-facing, low-maintenance enclosed garden. This space includes a natural stone paved patio and seating area, ideal for entertaining, along with an artificial lawn and raised borders filled with various shrubs. A wrought iron gate provides access to the side of the property.

The front garden is primarily laid to lawn with well-stocked borders. A block-paved driveway offers ample parking, extending to the side of the bungalow and leading to the detached garage, which is equipped with power points, lighting, and a side-facing window.

Recent Improvements

The property has recently undergone extensive refurbishment, ensuring peace of mind for any potential buyer: A new damp course has been installed, with all plaster removed up to a height of one meter and replaced after treatment on all external and internal walls, excluding the rear extension. New skirting has also been fitted, and this work comes with a 20-year guarantee

Additionally, the bottom meter of damaged felt has been replaced with a new breathable nylon membrane, covered by a 10-year guarantee .

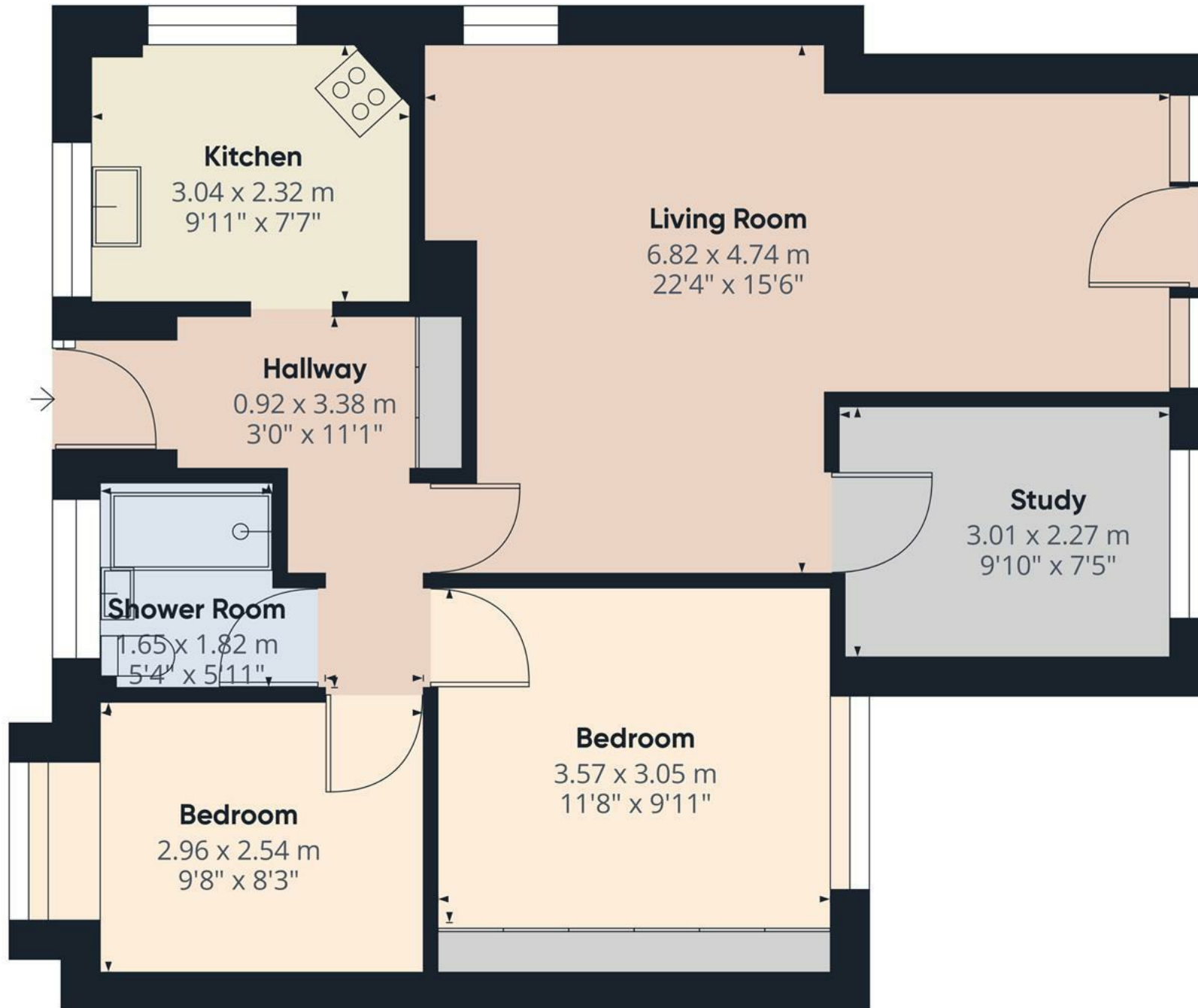
All brick and masonry work has been treated with a water seal, offering a five-year guarantee .

Furthermore, new UPVC guttering has been installed on the rear roof and extension, backed by a 10-year guarantee .

These upgrades ensure durability, efficiency, and long-term protection for the home.







Approximate total area⁽¹⁾

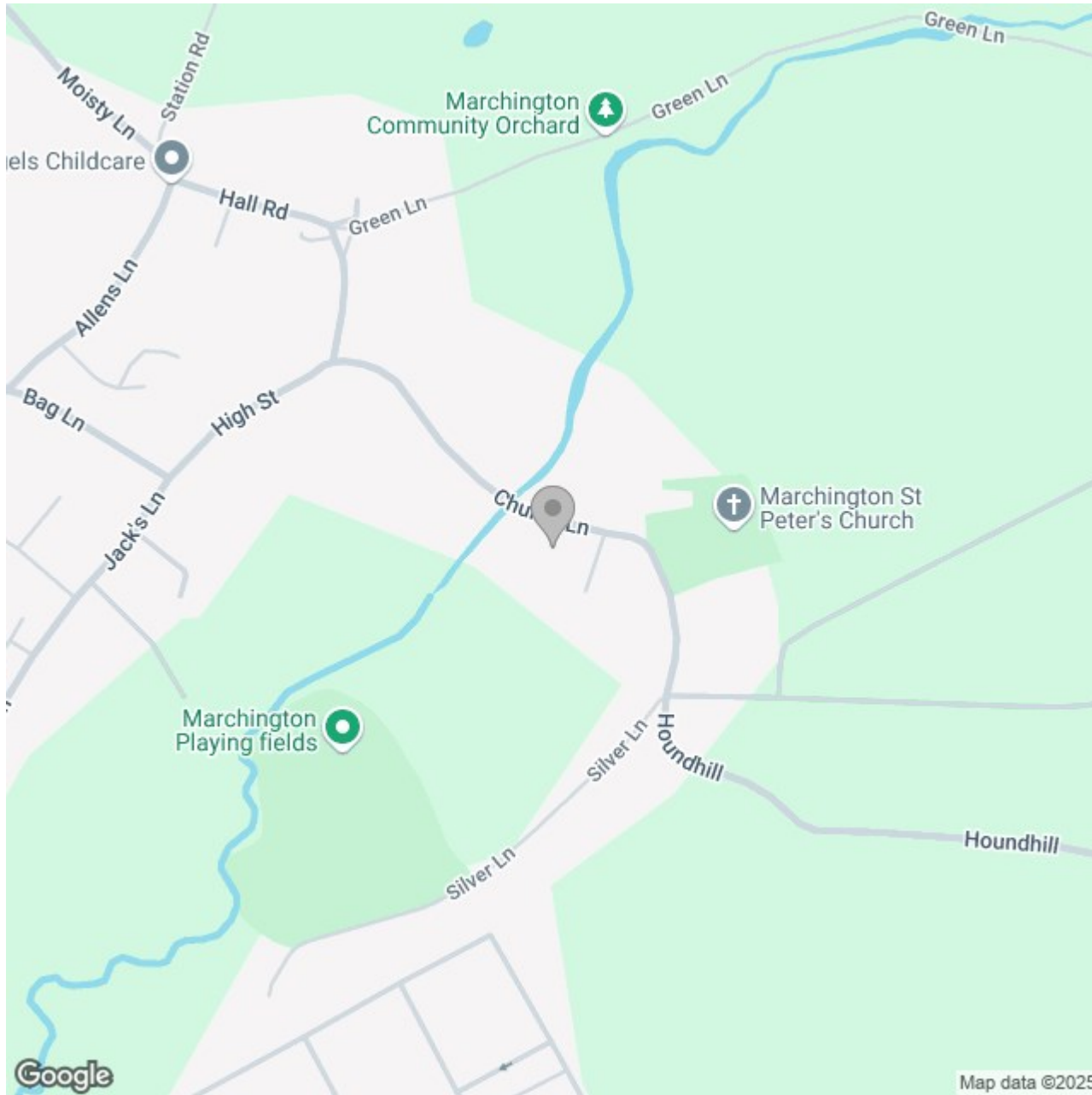
70.17 m²

755.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	