







**\*\*360 VIRTUAL TOUR\*\*** A beautifully appointed two bedroom detached bungalow, having a stunning open plan kitchen dining living room, two double bedrooms, a newly fitted shower room and a large car port. Viewing is highly recommend strictly via appointment only.



## Accommodation

### Entrance Hall

With a double glazed front entrance door, central heating radiator, built in storage and a double glazed window to the front elevation.

### Living Room

With log burning stove and exposed brick chimney breast, double glazed window to the front elevation, central heating radiator and doors leading off to:

### Kitchen

With a selection of matching wall and base units, Belfast style sink with mixer tap over, island bar with over hang and a recessed four ring hob, electric oven and under counter drawers, central heating radiator and bi-folding double glazed doors.

### Master Bedroom

With central heating radiator and a double glazed window to the side elevation.

### Bedroom Two

With central heating radiator and a double glazed window to the rear elevation.

### Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower with gravity shower and glass splash back, tiled flooring and tiled walls, heated ladder towel rail, double glazed window to the side elevation and recessed spotlighting.

### Outside



The outside of the property to the front elevation offers a driveway providing parking facility which leads to the covered car port. The rear garden is mainly patio











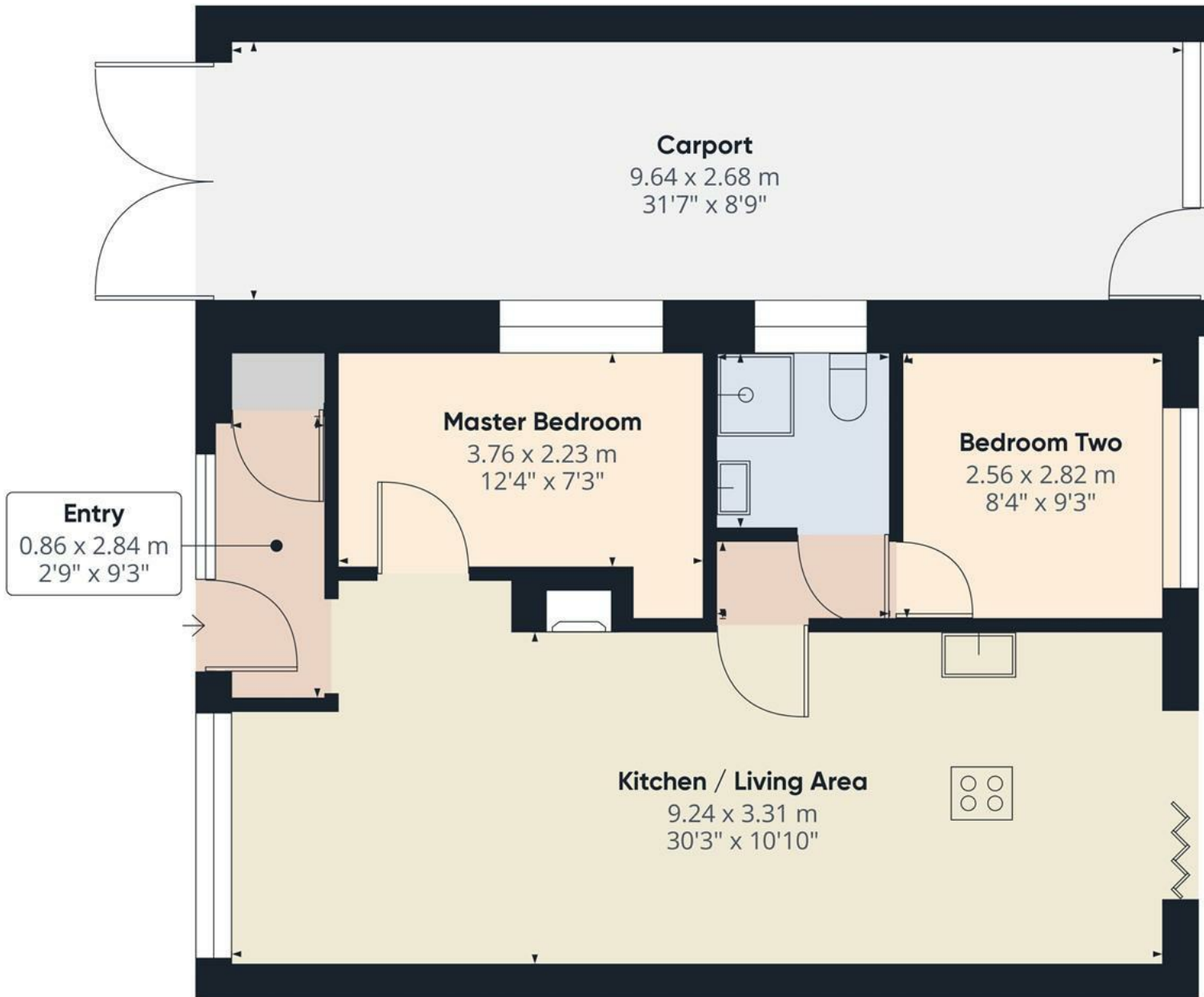












Approximate total area<sup>(1)</sup>  
81.57 m<sup>2</sup>  
878.06 ft<sup>2</sup>

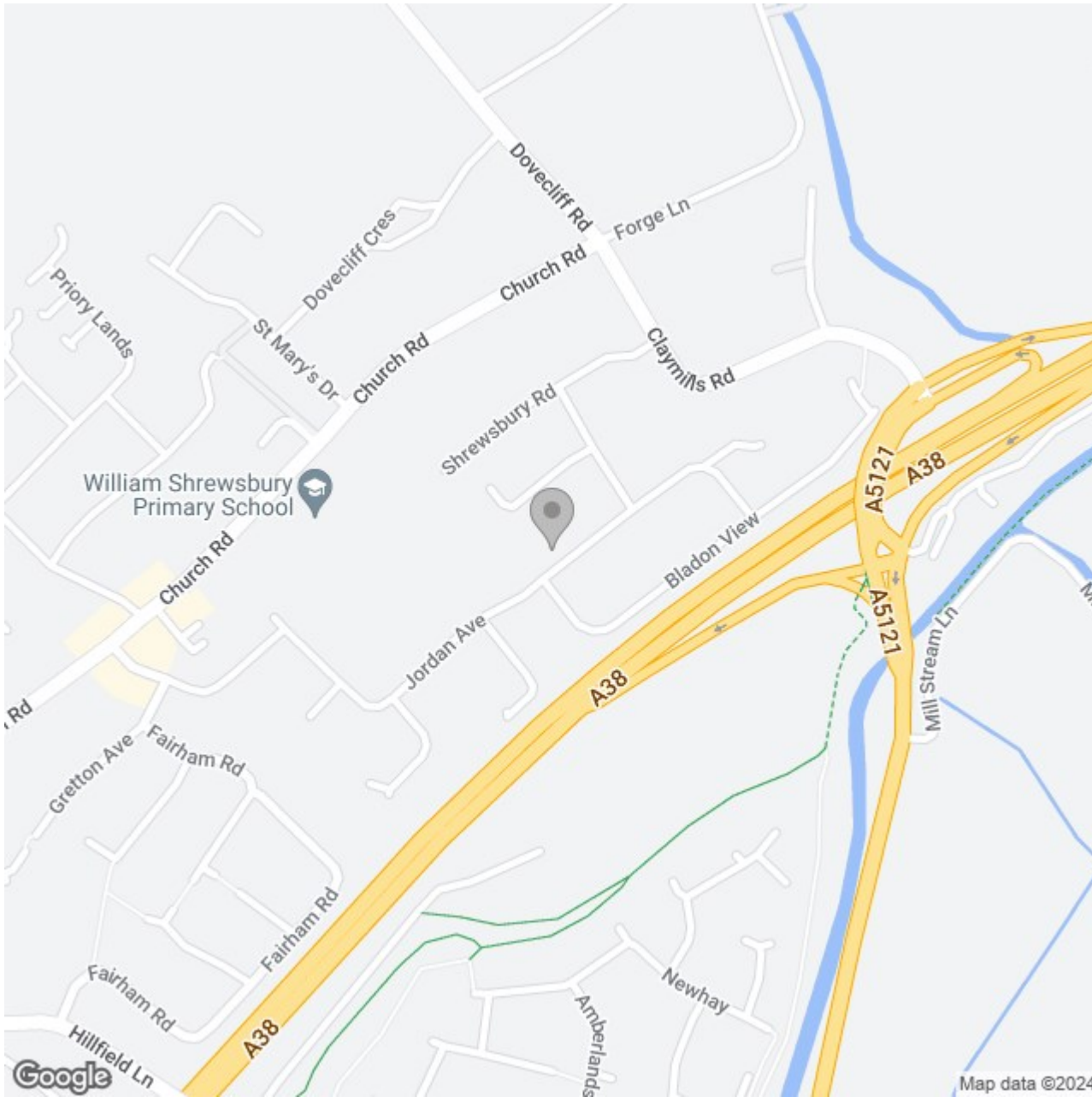
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	