







This individually designed detached bungalow, located in a sought-after area, presents a rare opportunity to purchase a home with no upward chain.

The property offers a welcoming and versatile layout, including an entrance porch, a spacious reception hallway, a light-filled lounge, a separate dining room, a well-appointed dining kitchen, a utility room, two generously sized double bedrooms, and a family bathroom. Outside, the home is set within an extensive plot, featuring a mature front garden, a driveway providing ample parking for multiple vehicles or a caravan, an attached garage, and a private rear garden.

Viewings are available strictly by appointment.





## Accommodation

Upon entering the property, a glazed door leads into the entrance porch, which opens into a warm and inviting reception hallway with built-in storage and access to all principal rooms. The lounge is a charming space with a feature stone fireplace and patio doors that provide seamless access to the rear garden, creating an ideal setting for relaxation and entertaining. Adjacent to the lounge, the dining room offers a formal space for family meals, with a pleasant view over the garden. This flows through to the dining kitchen, which is fitted with a range of units, ample worktop space, and a stainless steel sink, with a convenient utility room nearby providing additional storage, appliance space, and a separate rear garden access.

The inner hallway leads to two well-proportioned double bedrooms, each benefitting from built-in wardrobes and large windows that enhance the sense of light and space. The family bathroom is fitted with a modern four-piece suite, including a paneled bath, a separate shower cubicle, and complementary tiling, completing the accommodation.

## Outside

The property is set back from the road, framed by a mature front garden with gravel pathways and established borders that enhance its kerb appeal. A spacious driveway provides off-road parking for several vehicles, including a caravan, and leads to the attached garage. To the rear, the private garden features a patio seating area, a raised lawn, and a variety of well-stocked beds and borders. With its



peaceful setting backing onto playing fields, the garden offers a tranquil retreat and direct access to the garage.

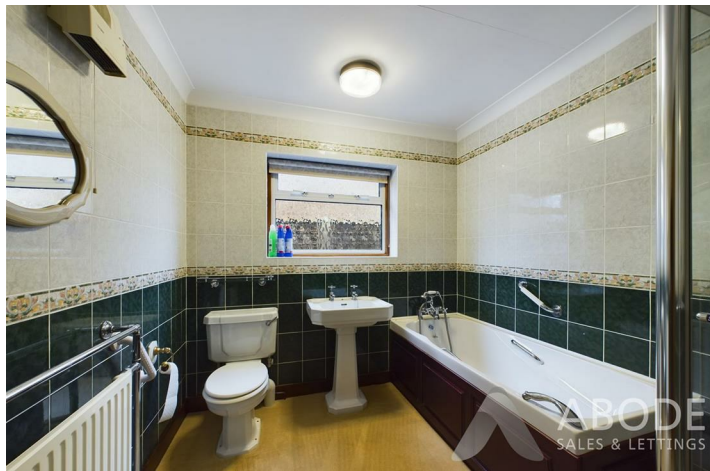




























**Approximate total area<sup>(1)</sup>**  
143.67 m<sup>2</sup>  
1546.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

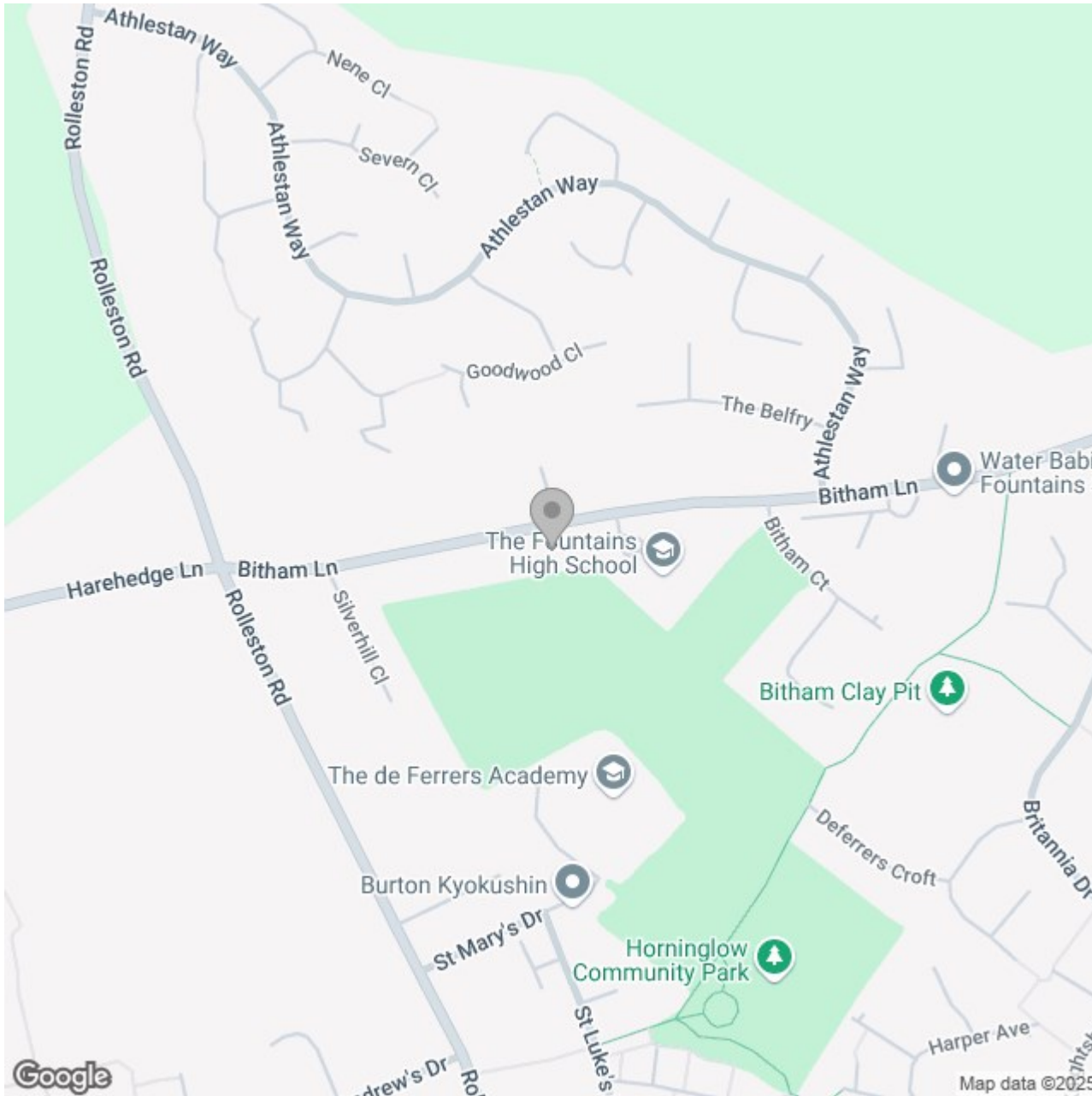
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	