





\*\*\*\* IMMACULATE CONDITION  
THROUGHOUT \*\*\*\* EXTENDED  
DETACHED BUNGALOW WITH GARDEN  
ROOM OVER LOOKING THE GARDEN \*\*\*\*  
Well presented property offering a half  
lounge with dining area, garden room  
with doors onto the garden and a fitted  
kitchen with some built in appliances.  
Two double bedrooms and a shower  
room. Good size drive, the garage has  
been converted to offer storage to the  
front with a door into a utility room.  
Front and rear gardens. MUST BE  
VIEWED TO BE APPRECIATED.



## HALL

Entrance door into the hall with a radiator, loft access and doors to -

## LOUNGE DINER

7'11 x 10'10 extending to 23'2 overall

L'shape room with a feature fireplace, two radiators, upvc double glazed window to the front and doors to -

## KITCHEN

1'2 x 8'10

Fitted wall mounted, base and drawer units with granite work surfaces and a sink and drainer unit. Fitted electric oven with micro oven above, induction hob, integrated fridge and plumbing and space for a dishwasher. Upvc double glazed window, door to the side and kick board heater.

## GARDEN ROOM

18'10 x 7'8

Two sky light windows, upvc double glazed windows and doors onto the garden and a radiator.

## BEDROOM 1

13'0 x 11'0

Fitted wardrobes, cupboards and drawers, radiator and upvc double glazed window.

## BEDROOM 2

9'11 x 7'10

Upvc double glazed window and radiator.



## SHOWER ROOM

Walk-in shower, vanity sink unit with wash hand basin and cupboard under, low flush wc, fitted base cupboards and wall cupboard with mirror doors, chrome heated towel radiator and upvc double glazed window.

## UTILITY ROOM

The rear of the garage has been converted into a utility room with plumbing and space for a washing machine, space for a fridge freezer. Fitted cupboards and a work surfaces, radiator and a doors to the garage and garden.







## GARAGE

The front of the garage is still for storage with an electric up and over door and a radiator.

## OUTSIDE

Front lawn and a good size drive. Gated access to the enclosed rear garden with paved patio area and a lawn with borders of trees and plants. Side paved area with a timber shed.







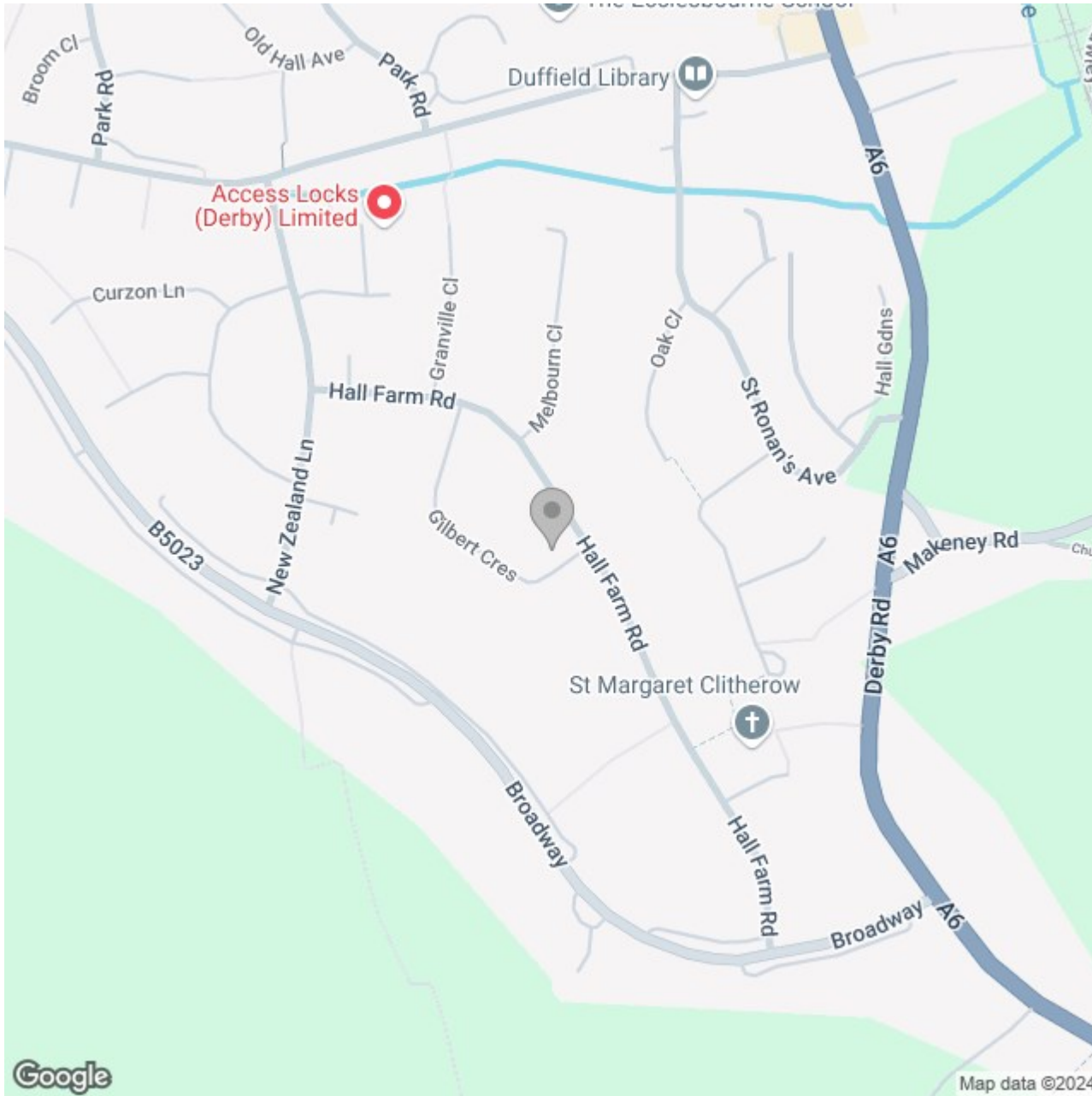












## Energy Efficiency Rating

	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	