







**\*\*DOUBLE GARAGE\*\*** This superb two bedroom detached bungalow is situated in a popular residential location close to a range of local amenities and transport links. The home features UPVC double glazing and gas-fired central heating, emphasising comfort and efficiency. Internally, the property comprises a re-fitted kitchen, a spacious inner hallway, an open-plan lounge/diner, a beautiful conservatory, two double bedrooms, and a bathroom. Viewing is highly recommended strictly via appointment only.





## Accommodation

Upon entering, you are greeted by a re-fitted kitchen, featuring cream fronted base and eye-level units with granite effect surfaces, an AEG induction hob with extractor, a Zanussi oven, and plumbing for a washing machine. The inner hallway is highlighted by stripped oak flooring, a large full-height storage cupboard, and a UPVC double glazed window offering far-reaching side views. The open-plan lounge/diner includes a feature tiled fireplace with a Living Flame gas fire and patio doors leading to the conservatory. This conservatory is equipped with a clear glass pitched roof and French doors opening to the side patio, complemented by ceramic tiled flooring. The master bedroom features light oak effect fitted furniture, including a dressing table, drawers, cupboards, and two double wardrobes. Bedroom two also has a UPVC double glazed window and access to loft space. The bathroom is fully tiled and includes a Vernon Tutbury suite with an electric shower.

## Outside

Set on a substantial corner plot, the property is surrounded by gardens with an array of evergreen shrubs and a deep lawned garden behind a dwarf hedgerow. A large patio wraps around the side and rear of the home, providing extensive outdoor seating areas. The tarmacadam driveway allows for ample parking and leads to a detached oversized brick-built garage with an electric roller shutter door, electric light, and power. Behind the garage, there is a landscaped seating area with additional shrubbed gardens along the side boundary. Double gates off the driveway offer access to a hard



landscaped area suitable for parking a caravan or commercial vehicle.













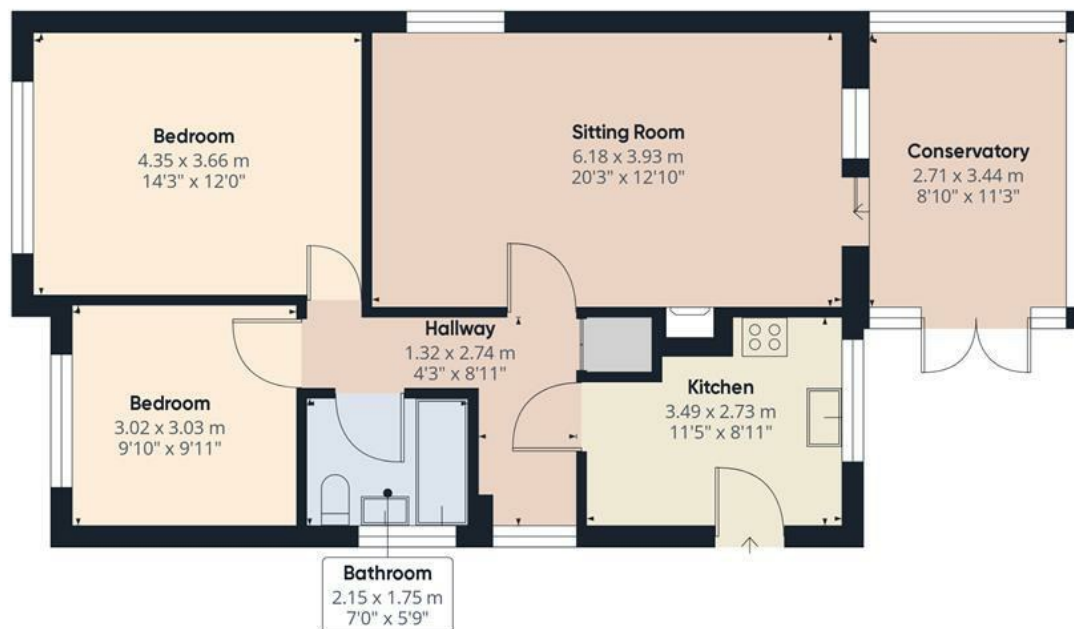












Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

110.42 m<sup>2</sup>

1188.55 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.

GIRAFFE360









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 