





Discover a perfect blend of modern sophistication and countryside charm in this architect-designed detached bungalow, completed in 2022. Situated along a sought-after lane in a peaceful semi-rural location, this property offers contemporary comfort in a tranquil setting. The property has been purposely designed to be wheelchair friendly, with wider hallways and doorways.

Upon entry, the inviting hallway leads to a spacious open-plan lounge, kitchen, and dining area. Designed to maximize natural light, this versatile space is ideal for both relaxation and entertaining. The stylish kitchen showcases light dove grey shaker-style cabinetry with rose gold accents, a marble-effect worktop, and premium Lamona appliances, including an integrated oven, microwave/grill, induction hob, dishwasher, fridge, freezer, and washing machine. A convenient breakfast bar adds to the kitchen's functionality.

The bungalow features two well-proportioned bedrooms, each bathed in natural light to create a peaceful retreat. The contemporary bathroom is fitted with a corner shower cubicle, a panelled bath, a vanity unit, and an LED-lit mirror with Bluetooth capability. A chrome towel radiator and tasteful tiling enhance the room's modern appeal.

Notable additions include an Air Source Heat Pump heating system and UPVC double glazing throughout for energy efficiency.

Externally, the property boasts a tarmac driveway with paved edging, offering generous parking space. The enclosed rear garden is designed for both beauty and practicality, featuring a porcelain-tiled patio, a neatly maintained lawn, slate-bordered flower beds, and a Timber Shed for additional storage.

Services: All mains services are connected, complemented by eco-friendly air pump heating.



## Hallway

With a composite double-glazed front entry door leading inside, featuring complementary tiled flooring throughout, an underfloor heating thermostat, and spotlighting to the ceiling. There is access to the loft space via a loft hatch with pull-down ladders. A useful cloaks cupboard provides coat hooks and houses the underfloor heating manifold and electrical consumer unit. Internal doors from the hallway lead to:

## Living/Dining Kitchen

With a UPVC double-glazed window to the front elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers, complemented by marble-effect drop-edge preparation work surfaces. A range of integrated appliances includes a four-ring induction hob with an extractor hood/grill, a microwave, a one-and-a-half composite sink and drainer with a mixer tap, a dishwasher, a fridge, and a freezer. Additional features include a TV aerial point, a smoke alarm, and spotlighting to the ceiling. The complementary tiled flooring extends into the dining area, which benefits from a UPVC double-glazed side entry door.

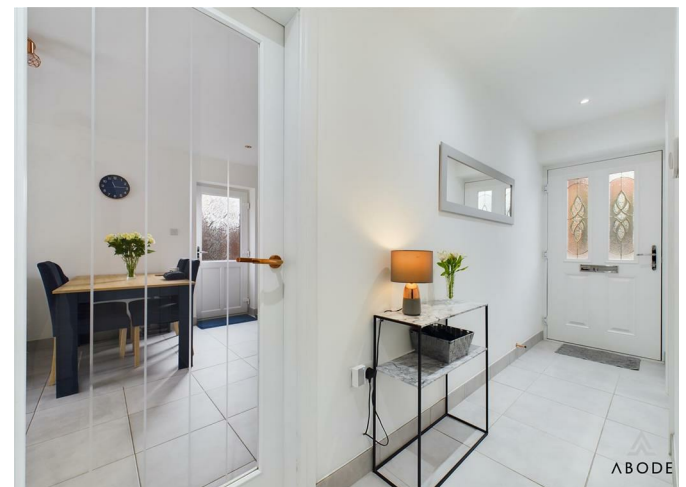
The space opens into an open-plan living area, featuring a set of UPVC double-glazed sliding doors leading to the rear garden, wall lighting, an underfloor heating thermostat, a TV aerial point, and a telephone point.

An internal door leads to:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			<b>99</b>
(92 plus) <b>A</b>		<b>86</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





## Bedroom One

With two UPVC double-glazed windows to the rear elevation, a TV aerial point, and an underfloor heating thermostat.

## Bedroom Two

With two UPVC double-glazed windows to the front elevation, a TV aerial point, and an underfloor heating thermostat.

## Bathroom

Featuring a four-piece bathroom suite comprising a low-level WC with continental flush, a wash hand basin with a mixer tap and base-level storage, a bath unit with a mixer tap and complementary surrounding tiling, and a shower unit with a waterfall showerhead. Additional features include complementary wall tile coverings, a heated towel radiator, an extractor fan, and an underfloor heating thermostat.













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

68 m<sup>2</sup>  
731.94 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.

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