





A well presented two bedroom detached bungalow, occupying a generous plot with a good level of privacy and ample off-street parking leading to a detached garage. The property offers well-proportioned accommodation throughout, including a spacious living room, modern fitted kitchen and a conservatory overlooking the rear garden. Ideal for those looking to downsize or for buyers seeking single-storey living, the home is conveniently positioned with access to local amenities and transport links.



## Accommodation

The property is entered via a welcoming entrance hallway, providing access to all principal rooms.

Positioned to the front of the property is a spacious living room, featuring a bay window allowing for plenty of natural light and ample space for a full range of living furniture.

The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces, integrated oven, hob and extractor, along with space for additional appliances. A door leads through to the conservatory, which provides a versatile additional reception space with direct access out to the rear garden.

There are two well-proportioned bedrooms, with the master bedroom located to the rear of the property and offering generous space for bedroom furniture. The second bedroom is also a good size bedroom.

The wet room is fitted with a three-piece suite, including a walk-in shower, wash hand basin and low-level WC, finished with tiled walls.

## Outside

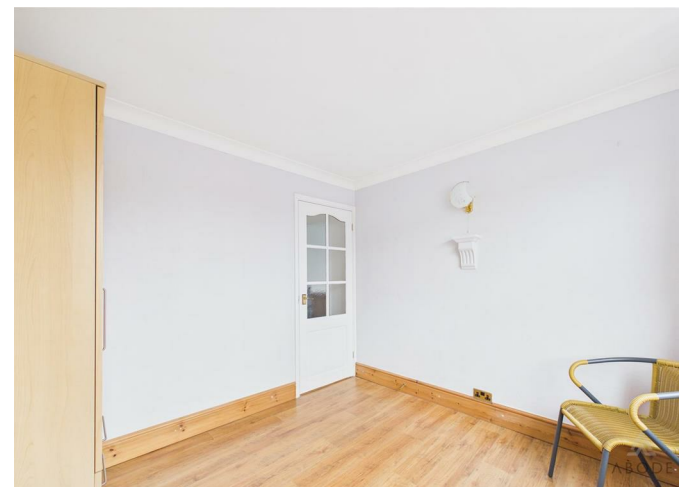
The property sits on a generous plot with a block-paved driveway to the front and side providing ample off-street parking, leading to a detached garage.

To the rear is an enclosed garden, predominantly



laid to paving for ease of maintenance, along with a useful outbuilding and garden shed. The space offers potential for further landscaping if desired and provides a private outdoor seating area.







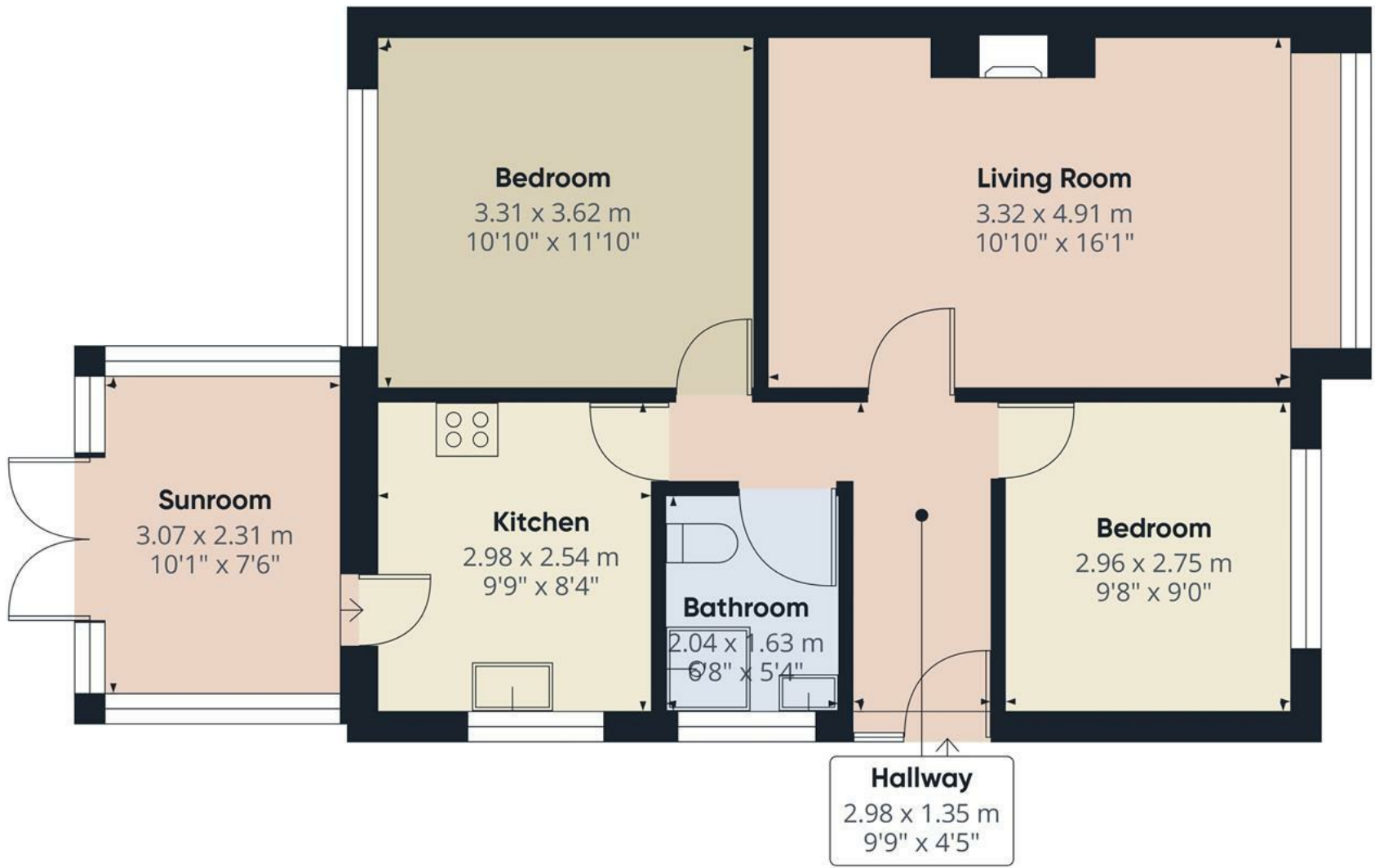












Approximate total area<sup>(1)</sup>  
61.2 m<sup>2</sup>  
658 ft<sup>2</sup>

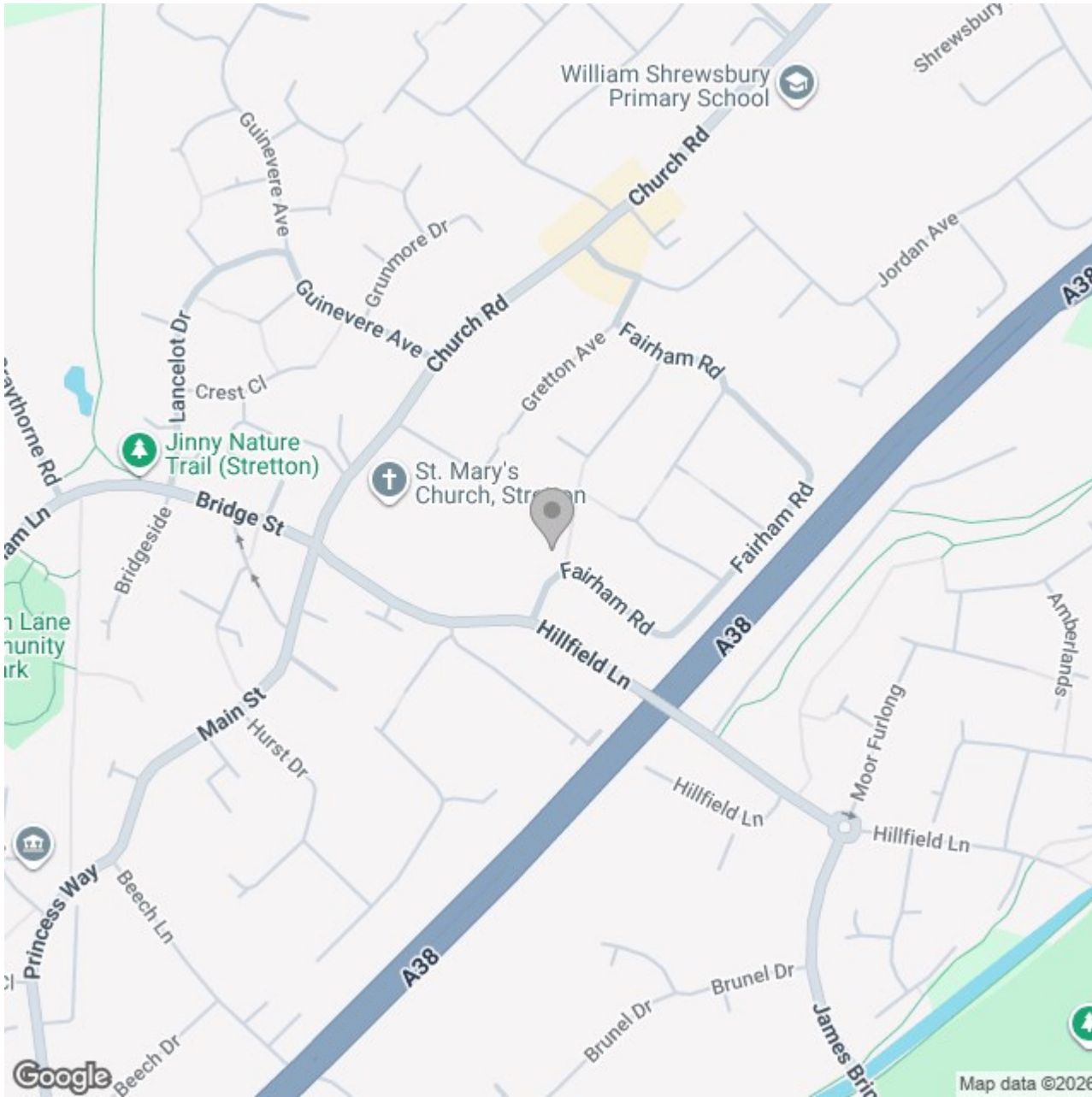
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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	