



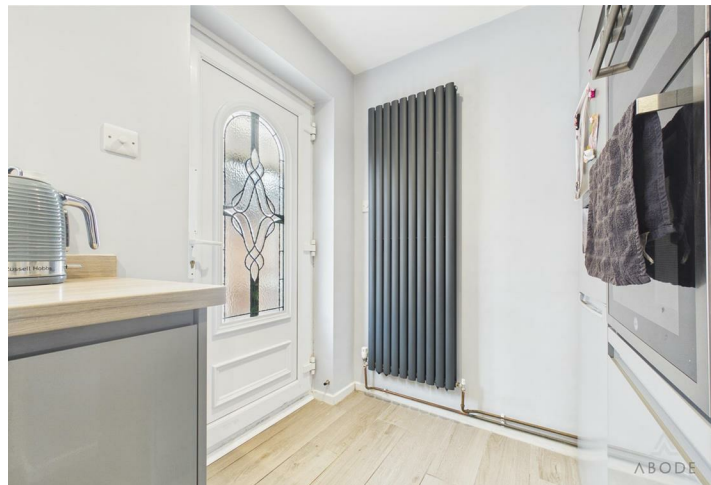


Situated within a quiet cul-de-sac in a highly sought-after residential location, this well-presented detached bungalow offers comfortable single-storey living just a short walk from the town centre and an excellent range of local amenities, including supermarkets, independent shops, cafés, restaurants, schools, doctors' surgeries, a leisure centre, gyms, a cinema and the train station.

The accommodation is accessed via a uPVC double glazed enclosed porch and briefly comprises a welcoming entrance hallway, a fitted kitchen with breakfast bar and integrated appliances, and a spacious lounge featuring a bow window to the front elevation and an attractive electric fireplace. There are three well-proportioned bedrooms, with the principal bedroom enjoying French doors opening directly onto the rear garden, alongside a modern refitted family bathroom fitted with a contemporary three-piece suite.

Externally, the property occupies a generous plot with a low-maintenance plum slate frontage complemented by a raised planted border. A tarmac driveway provides ample off-road parking and leads to a detached garage with power. The enclosed rear garden is predominantly laid to lawn, offering a private outdoor space ideal for relaxing or entertaining, with room for a garden shed and gated side access.

Combining a peaceful setting with excellent convenience and well-maintained accommodation throughout, this delightful bungalow is ideally suited to a range of purchasers, including those looking to downsize, professionals and families alike.



## Porch

Situated to the side elevation, the porch is of uPVC frame construction and benefits from uPVC double glazed windows to the front and rear elevations. A set of uPVC double glazed sliding doors provides access into the porch, which features tiled flooring throughout. A further internal uPVC double glazed door leads into the:

## Kitchen

Fitted with a uPVC double glazed window to the side elevation, the kitchen offers a range of matching base and eye-level storage cupboards and drawers with woodblock-effect roll-edge work surfaces incorporating a breakfast bar. Integrated appliances include a stainless steel sink and drainer with mixer tap, an oven and grill, and a four-ring electric hob with a stainless steel extractor hood over. There is plumbing and space for additional freestanding white goods, recessed spotlights to the ceiling, a central heating radiator, tiled flooring throughout, and an open aspect leading to the:

## Hallway

With a central heating radiator, smoke alarm, and access to the loft space. A useful utility/cloaks cupboard provides shelving, power, and lighting. Internal doors lead to:

## Lounge

Featuring a uPVC double glazed window and a further uPVC double glazed bow window to the front elevation, the lounge centres around an electric fireplace with a timber Adam-style surround. Additional features include a central heating radiator, television aerial point, and telephone point.

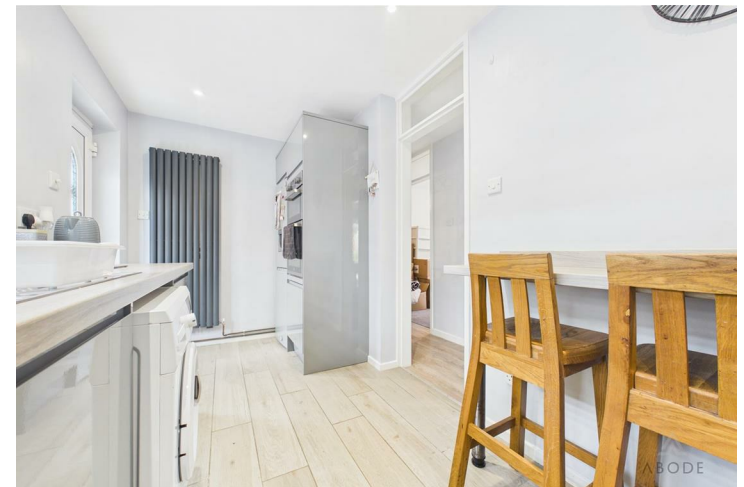


## Bedroom One

Benefiting from a uPVC double glazed window to the rear elevation together with a set of uPVC double glazed French doors opening onto the rear garden. Central heating radiator.

## Bedroom Two

With a uPVC double glazed window to the rear elevation and a central heating radiator.







### Bedroom Three

Having a uPVC double glazed window to the side elevation, central heating radiator, and housing the property's electrical consumer unit.

### Bathroom

Appointed with a timber-framed frosted glazed window to the side elevation and fitted with a refitted three-piece family bathroom suite comprising a low-level WC, wash hand basin with mixer tap, and a P-shaped bath with glazed shower screen and waterfall-style shower over. Complementary tiling extends to the walls and floor, with additional features including a heated towel radiator and recessed ceiling spotlights.

### Garage

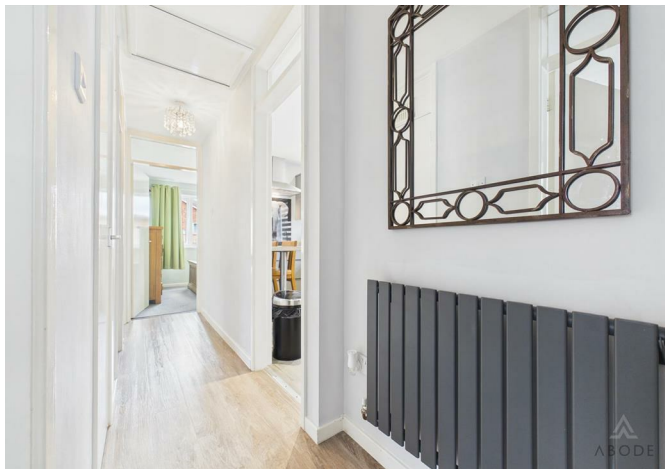
Accessed via an up-and-over door to the front elevation, the garage benefits from power points and a double glazed window to the side elevation.

### Outside

The property is a detached bungalow situated on a quiet cul-de-sac in a sought-after residential area, within walking distance of the town centre and a wide range of amenities, including supermarkets, shops, cafés, restaurants, schools, the train station, doctors' surgeries, a leisure centre, gyms, and a cinema.

Externally, the front of the property features a low-maintenance plum slate garden with a raised planting border, while a tarmac driveway provides off-road parking and leads to a detached garage. To the rear is a fully enclosed garden, predominantly laid to lawn, with space for a garden shed and gated side access to the front of the property. The home also benefits from a uPVC double-glazed enclosed porch, and one of the rear rooms has French doors opening directly onto the garden, providing easy access to the outdoor space.

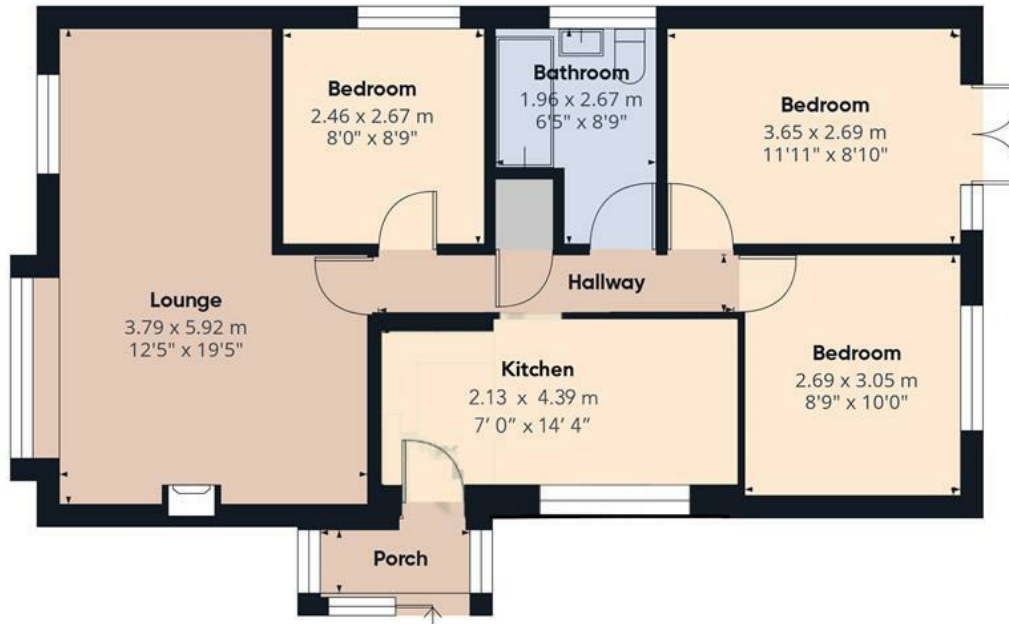












Floor 0 Building 1



Floor 0 Building 2



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

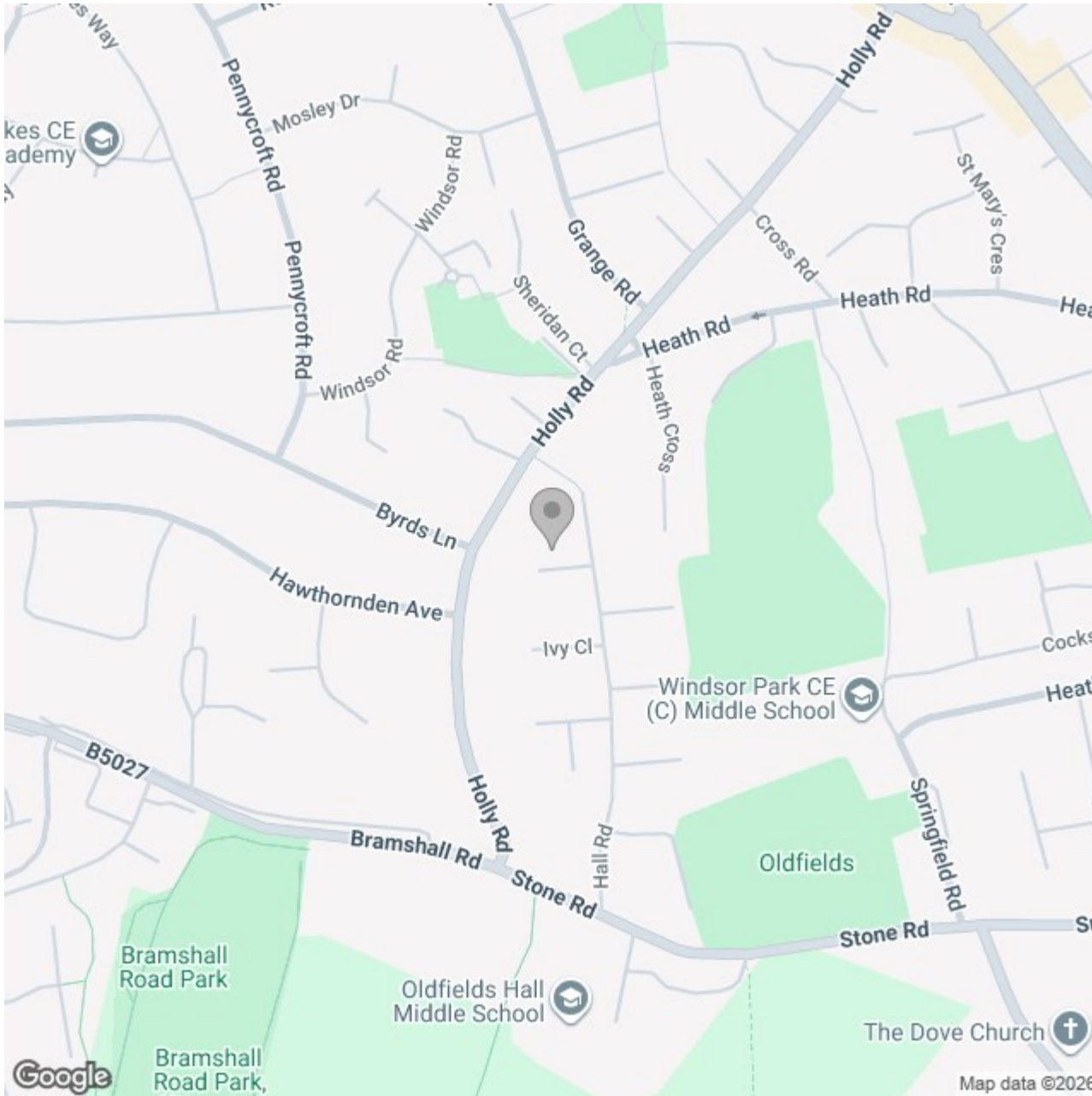
71 m<sup>2</sup>

763 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>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>59</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  |           |