





****** FULLY MODERNISED & EXTENDED DETACHED BUNGALOW ****** Beautifully presented bungalow with no upward chain in a sought after cul de sac in Hilton. The property offers a hall, fitted kitchen with living and dining room with doors onto the garden, two bedrooms and a wet room. Front and rear gardens, side drive with a carport and a single garage, rear garden.



HALL

Upvc double glazed side entrance door into the hallway with loft access, radiator and doors to -

KITCHEN

Fitted wall mounted, base and drawer units with solid woodwork surfaces and a sink and drainer unit. Fitted electric oven with built-in microwave and a gas hob with extractor hood. Integrated washing machine and tumble dryer, fridge freezer, upvc double glazed windows to the side and rear elevation and a radiator. Open through to the living and dining space.

LIVING & DINING ROOM

Feature fireplace, radiator and upvc double glazed windows and doors onto the garden.

BEDROOM 1

Fitted wardrobes, upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window to the front elevation and a radiator.

WET ROOM

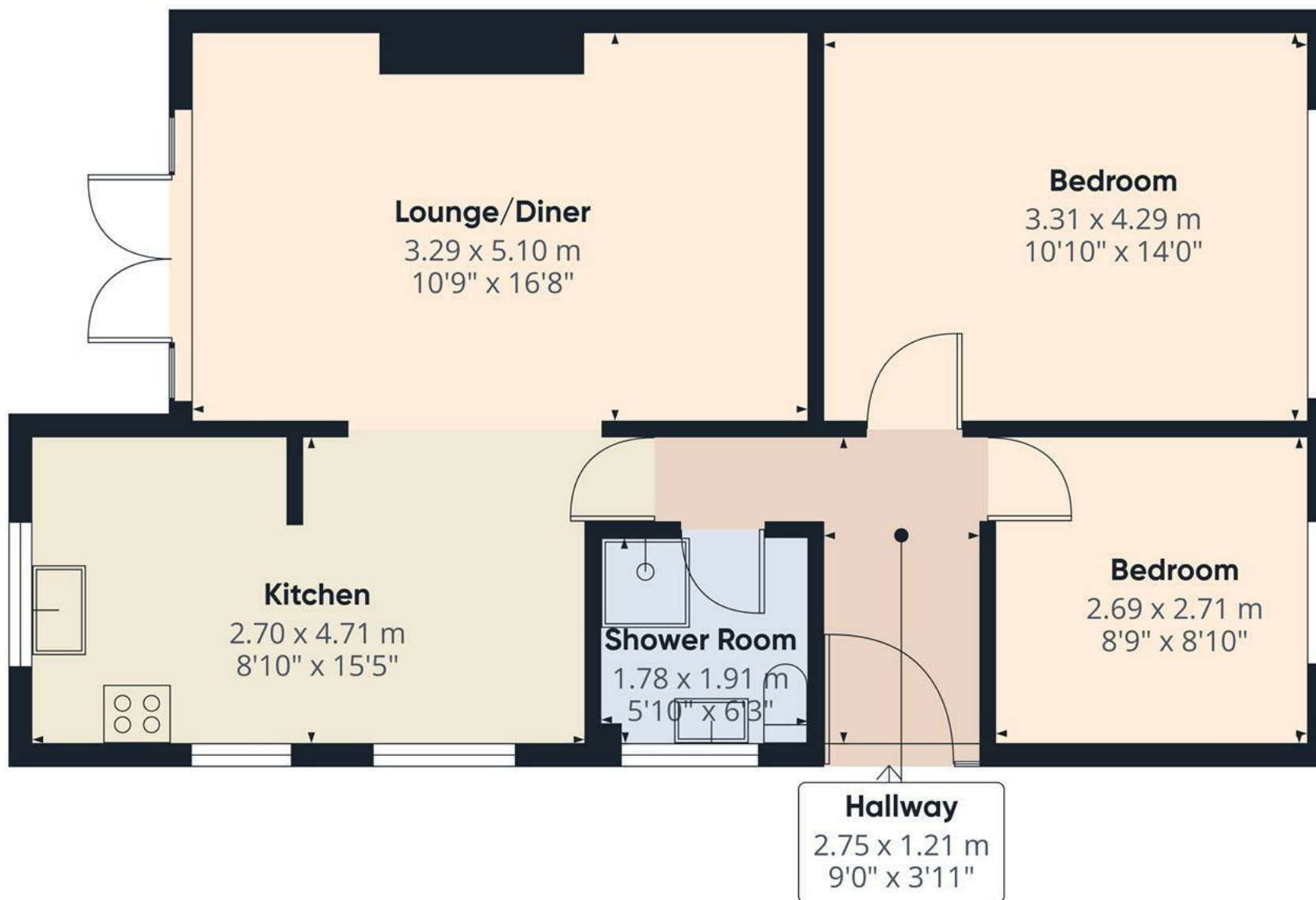
Walk-in shower with rainfall shower head, vanity sink unit with wash hand basin and drawers under, Low flush wc, radiator and a upvc double glazed window.

OUTSIDE

Side drive down to a carport and single garage. Front lawn and a rear garden with the lawn and paved seating area.







Approximate total area⁽¹⁾

59.5 m²

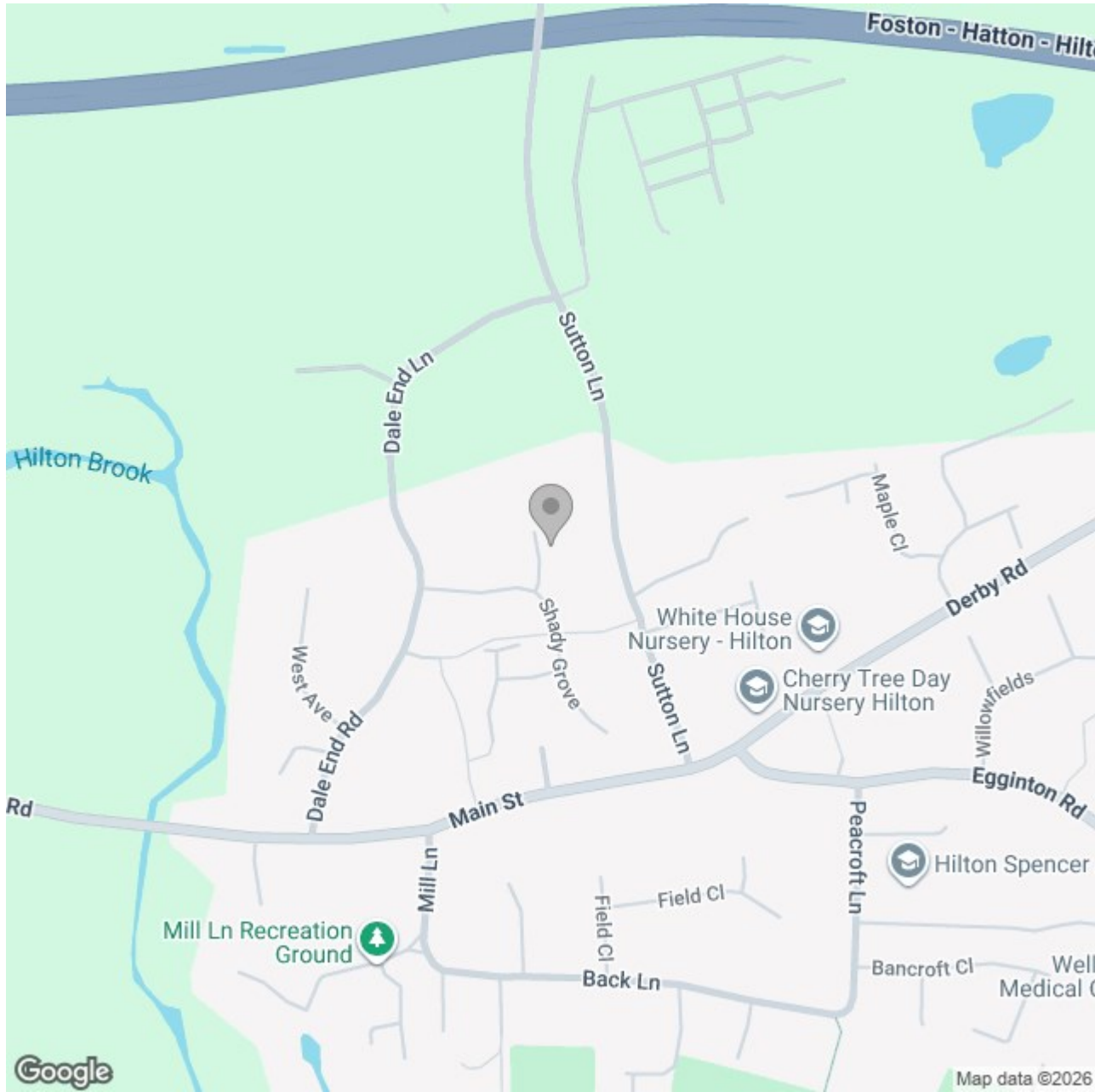
642 ft²

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 