





Set within an established residential setting, this two-bedroom semi-detached bungalow presents an exciting opportunity for buyers looking to create a home of their own. Offering practical single-storey accommodation, off-road parking and a rear garden backing onto open fields, the property combines everyday convenience with a wonderfully open outlook.



## Accommodation

The accommodation begins with an entrance porch leading into a central hallway. To the front is a comfortable living room featuring a wide bay window and fireplace, while the principal bedroom is a well-proportioned double with fitted wardrobes and views across the rear garden. A second bedroom provides flexible space for guests, hobbies or a home office.

The kitchen offers ample room for both cooking and dining, with fitted cabinetry, space for appliances and glazed doors opening directly onto the garden. A bathroom fitted with a three-piece suite completes the internal layout.

Outside, the low-maintenance frontage is complemented by a driveway providing off-road parking and access along the side of the property. The enclosed rear garden includes lawned and paved areas, mature planting and useful outbuildings. Its standout feature is the open aspect beyond the rear boundary, creating a pleasing sense of space and countryside connection.







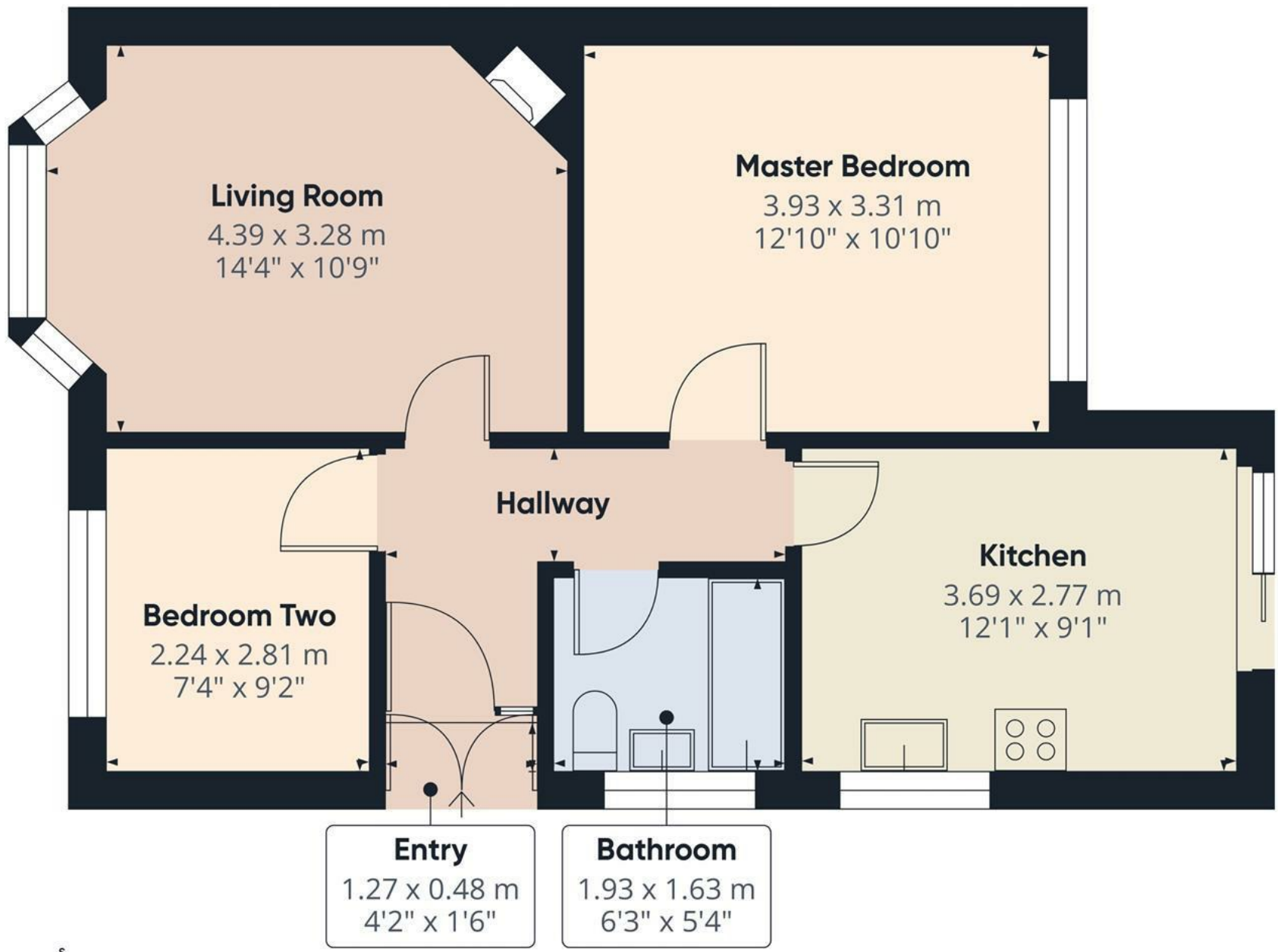












Approximate total area<sup>(1)</sup>  
52.6 m<sup>2</sup>  
566 ft<sup>2</sup>

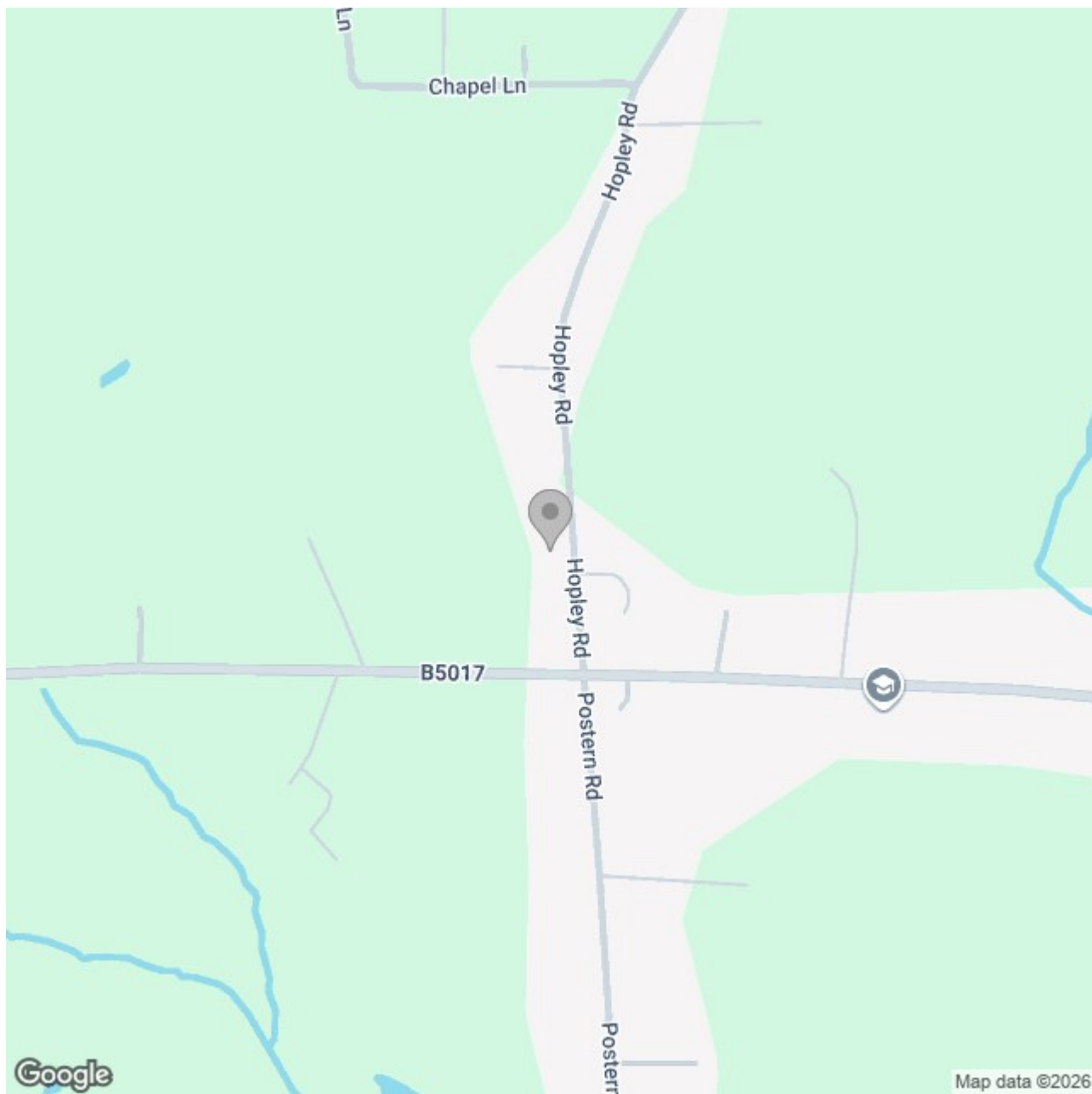
(1) Excluding balconies and terraces

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

GIRAFFE360







| 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  |           |