



- Detached Dormer Bungalow
- Open Plan Kitchen/Dining & Living Room
- Sitting Room
- Council Tax Band F
- 0.4 Acres
- Utility Room & Cloaks WC
- Study
- 4 Bedrooms, Master En-suite & Family Bathroom
- Lounge
- Garage



A very well presented and spacious 4 bedroomed detached dormer style bungalow occupying a mature plot extending to 0.4 acres on this sought after road. The Entrance vestibule opens to a impressive Reception Hall with beautiful oak flooring, cloaks cupboard, stairs to first floor landing, double doors to rear garden and door to Study. The Cloakroom/WC is fitted with a wc and wash basin. A wonderful dual aspect Lounge features a real flame gas fire, oak flooring and bay window to front. To the rear is a sitting room with window over garden. Bedroom 1, also to the rear has dressing area with fitted wardrobes and a modern En Suite Bathroom/WC, equipped with wc, washbasin, freestanding bath and shower enclosure. The magnificent Open Plan, Kitchen/Dining/Living Room is fitted with a superb range of units with Silestone worktops by Callerton Kitchens, with Neff appliances including oven, induction hob, extractor hood, integral fridge and dishwasher. The Dining and Living area has the continuation of the Amtico flooring and double doors to the rear patio. The Utility room is fitted with cupboard units with sink, wall mounted Gas boiler, door to garden and door to Garage with electric access door and EV charger. Stairs to first floor landing with storage cupboard and loft hatch. Bedroom 2 is to the rear, with bedrooms 3 & 4 are both to the front. The family Bathroom is fitted with a modern suite equipped with wc, washbasin, freestanding bath and shower enclosure. Externally, to the front is a spacious driveway leading to the garage and offers parking for several cars, a lawn with mature shrubs and trees and garden gates to both sides. The private south facing Rear Garden has large lawn, patio, shrubs, mature trees, garden shed and timber gazebo.

#### Entrance Vestibule

Reception Hall 22'0" x 10'2" (6.706 x 3.101)

#### Cloaksroom

wc

Lounge 19'7" x 14'8" (5.982 x 4.478)

Sitting Room 14'3" x 12'11" (4.367 x 3.944)

Study 10'10" x 8'9" (3.313 x 2.687)

Open Plan Kitchen/Dining/Living 25'4" x 11'7" widening to 13'5" (7.725 x 3.556 widening to 4.108)

Utility Room 14'4" x 10'1" (4.379 x 3.093)

Ground Floor Bedroom 1 12'11" x 12'4" (3.950 x 3.765)

Dressing Area 6'9" x 5'0" (2.079 x 1.549)

#### En-suite Shower WC

#### First Floor Landing

Bedroom 2 18'6" x 10'2" (5.663 x 3.121)

Bedroom 3 11'11" x 9'5" (3.644 x 2.889)

Bedroom 4 11'1" x 9'6" (3.390 x 2.908)

Bathroom 11'0" x 5'10" (3.378 x 1.796)

Garage 18'3" x 14'6" (5.563 x 4.423)





Energy Performance: Current C Potential C

Council Tax Band: F

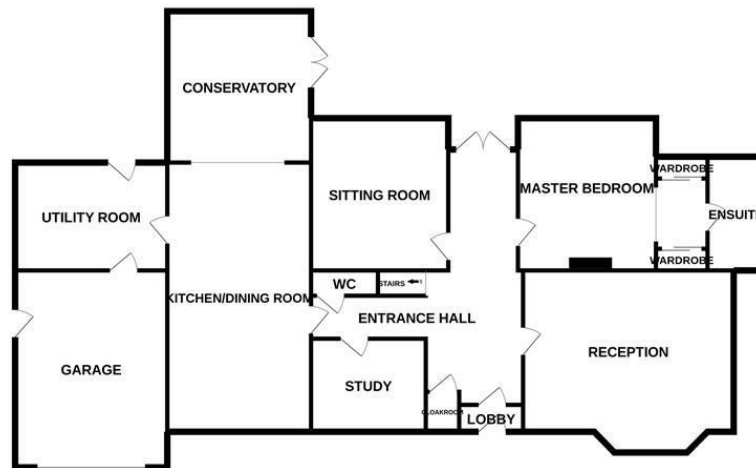
Distance from School:

Distance from Metro:

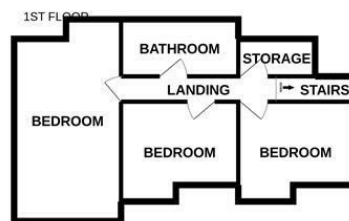
Distance from Village Centre:



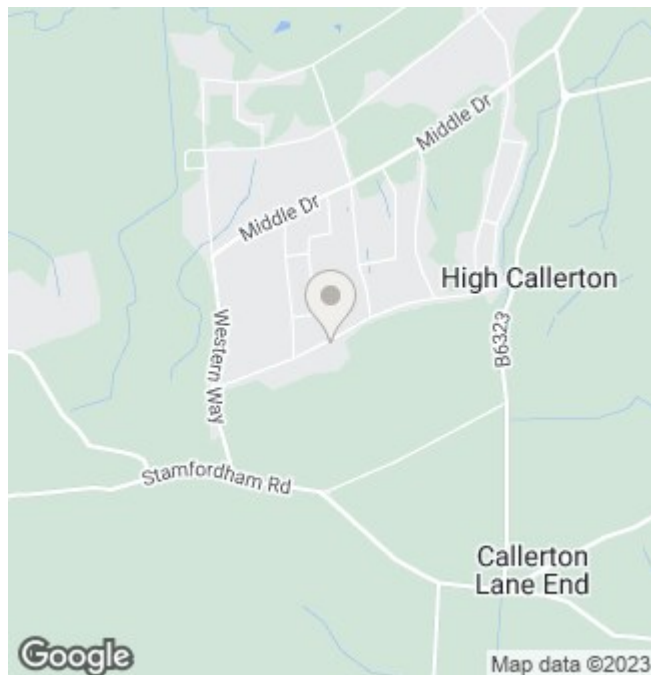
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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