

4



2



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- 4 Bed Split Level Bungalow
- Presented & Appointed to a High Standard
- Impressive 25' Kitchen/Family Room
- South Facing Gardens

- Fabulous Family Property
- Lounge with Sliding Doors
- Family Bath & En Suite Shower

- Wonderful Location with Wooded Aspect
- Very Spacious Balcony
- Games Room

A fabulous 4 bedroomed split level design detached bungalow, in an excellent location within this highly sought after village. Appointed and presented to a particularly high standard, this property is ideal for a family. With many features including Karndean flooring, fitted wardrobes to all bedrooms and a stunning South facing balcony, the Reception Hall, with spacious cloak cupboard, leads to the WC, with low level suite and wall mounted wash basin. Double doors open to the 19' Lounge, with picture window and patio doors to the balcony. Stairs lead down from the hall to the Games Room, with very spacious store room, patio doors opening to the rear garden and 2nd Kitchen/Utility, with a range of units, sink unit and plumbing for a washer. Stairs also lead up from the hall to the stunning 25' dual aspect Kitchen/Family Room, superbly fitted with a range of wall and base units, sink unit, granite work surfaces, split level double oven, microwave, coffee maker, 4 ring induction hob, central island with solid wood breakfast bar and wine cooler. A door leads to the balcony. The substantial Balcony is particularly generous, being South facing with a lovely wooded aspect with distant views. The Night Hall is accessed via the lounge and leads to Bedroom1, enjoying views to the rear and an En Suite Shower/WC, with wc with concealed cistern, wall mounted wash basin with mirror over and shower cubicle with electric shower. Bedroom 2 is also to the rear, with Bedrooms 3 and 4 to the rear. The Bathroom/WC is beautifully fitted with a wc with concealed cistern, wall mounted wash basin, free standing double ended bath with wall mounted mixer tap and shower enclosure with rainhead and hand held showers. There is a Garage, as well as 2 Store Rooms.



Externally, the Front Garden is lawned with a range of plants and a block paved path and driveway. The South facing Rear Garden is private, with decking, a lawn, mature shrubs, green house and gate to the woodland beyond.

#### Reception Hall

WC 4'6 x 4'0 (1.37m x 1.22m)

Lounge 19'4 x 16'6 (max) (5.89m x 5.03m (max))

Kitchen/Family Room 25'0 x 16'2 (7.62m x 4.93m)

#### Balcony

Games Room 16'4 x 15'2 (max) (4.98m x 4.62m (max))

Utility/Kitchen 2 10'0 x 6'0 (3.05m x 1.83m)

#### Night Hall

Bedroom 1 12'4 x 13'9 (max) (3.76m x 4.19m (max))

En Suite Shower/WC 7'6 x 3'8 (2.29m x 1.12m)

Bedroom 2 10'3 x 12'7 (max) (3.12m x 3.84m (max))

Bedroom 3 9'6 x 12'10 (max) (2.90m x 3.91m (max))

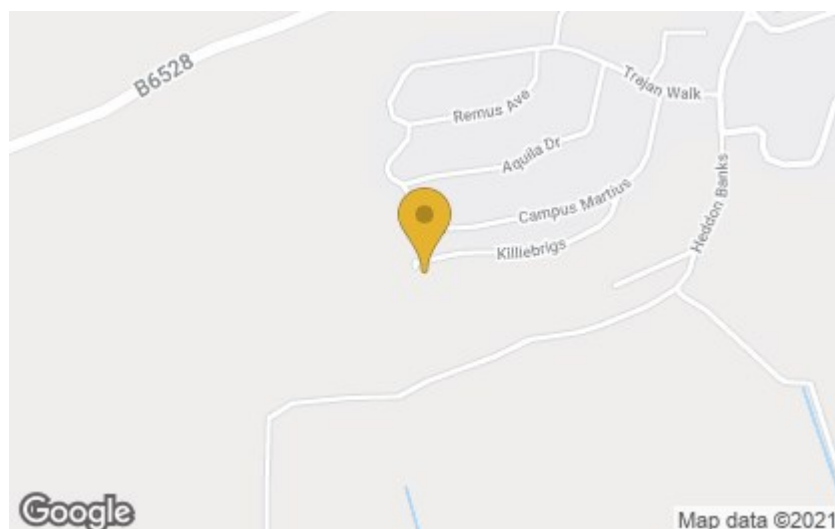
Bedroom 4 10'3 x 7'0 (3.12m x 2.13m)

Bathroom/WC 8'2 x 7'8 (2.49m x 2.34m)

Store 1 15'8 x 7'6 (4.78m x 2.29m)

Store 2 11'6 x 7'6 (3.51m x 2.29m)

#### Garage



Energy Performance: Current E Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.