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- 2 Bed Detached Bungalow
- Breakfasting Kitchen
- Front & Rear Gardens
- Sought After Area

- 19' Lounge
- Spacious Utility Room
- Security Shutters to the Rear

- 2 Conservatories
- Refurbished Shower/WC
- Lovely Cul-de-Sac Location



This deceptively spacious 2 bedroomed detached bungalow is pleasantly situated at the end of a cul-de-sac, within the sought Church Green development. With gas fired central heating, sealed unit double glazing and security shutters to the rear, there is a Conservatory to the front, with door leading to the Hall, with shelved airing cupboard and access to the loft. The focal point of the 19' Lounge is a feature stone fireplace and patio doors open to a second Conservatory, overlooking and with a door to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with ceramic sink unit, slot in gas cooker with concealed extractor over, plumbing for a washer and combi boiler. There is a spacious Utility Room with door to the rear. Bedroom 1 has a range of fitted wardrobes with matching dressing table and bedside cabinets and a bay window to the front. Bedroom 2 is also to the front. The Shower/WC has been refurbished with a low level wc, wash basin with storage under and double shower enclosure with rainhead and hand held showers over along with a chrome towel warmer.

Externally, the Front Garden is lawned, with mature conifers, colourful plants to the border and a block paved driveway for parking. The pleasant Rear Garden has a patio with lawn, beds and borders stocked with colourful plants and shrubs and a greenhouse.

St Asaph Close is situated just off Coach Lane, convenient for access to the Coast Road, with good road and public transport links, including the Metro system.

**Front Conservatory 16'6 x 8'3 (5.03m x 2.51m)**

**Hall**

**Lounge 19'10 x 11'2 (6.05m x 3.40m)**

**Main Conservatory 11'9 x 10'8 (3.58m x 3.25m)**

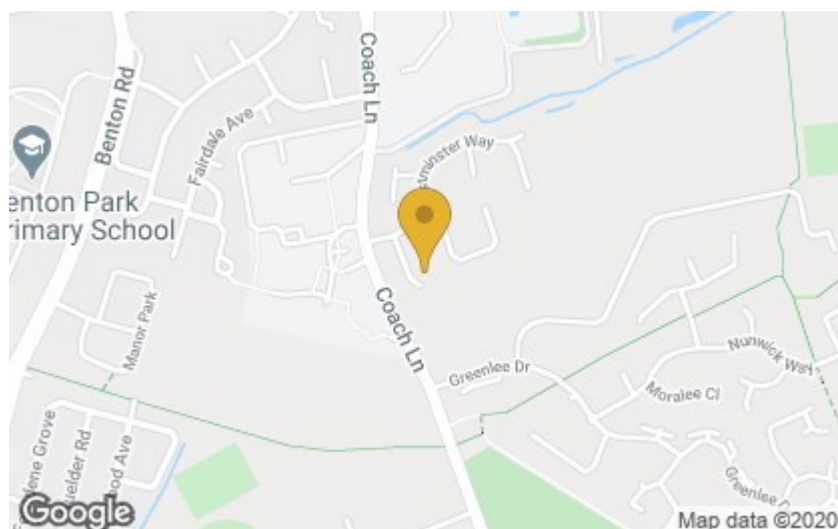
**Breakfasting Kitchen 11'8 x 8'11 (+dr recess) (3.56m x 2.72m (+dr recess))**

**Utility Room 16'10 x 8'2 (5.13m x 2.49m)**

**Bedroom 1 11'3 x 15' (into bay) (3.43m x 4.57m (into bay))**

**Bedroom 2 9'4 x 8'2 (2.84m x 2.49m)**

**Shower/WC 6'11 x 5'8 (2.11m x 1.73m)**



Energy Performance: Current Potential

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.