



## 20 Church Road

Brown Edge, ST6 8RA

**Price £260,000**



Here at Carters, we are delighted to bring to market this beautifully presented detached bungalow, which has recently undergone a number of improvements, including the installation of a new tarmac driveway.

Tucked away in the heart of Brown Edge, locations really don't get much better for those seeking semi-rural living. Surrounded by picturesque countryside views and charming country lanes, the area offers an abundance of scenic walks and stunning vistas right on your doorstep. Despite its peaceful setting, the property remains conveniently located with a range of local amenities and schools within easy reach, along with neighbouring towns offering supermarkets, eateries, and excellent transport links.

This lovely home is ideal for down-sizers and is ready to move straight into and enjoy from day one. Upon entering the property, you are welcomed into a central entrance hall which provides access to all rooms. The spacious lounge is positioned to the front of the property, while the kitchen features a modern range of high-gloss fitted units and flows through an archway into the dining area—an excellent space for entertaining family and friends.

Both bedrooms are located to the rear of the property, with bedroom two benefitting from patio doors opening out onto the garden. The bathroom is fitted with a modern suite, offering a relaxing space to unwind at the end of a long day.

Externally, the property boasts landscaped surroundings with ample off-road parking via the newly laid tarmac driveway, a detached garage, and a private, low-maintenance rear garden—perfect for enjoying the outdoors with minimal upkeep.

Viewings are highly recommended to avoid missing out on this lovely home. Please contact our office on 01782 470391 to arrange your appointment.

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## Entrance Porch

UPVC double glazed entrance door to the side elevation.

Loft access. Two radiators. Laminate flooring.

## Kitchen

10'2 x 6'11 (3.10m x 2.11m)

UPVC double glazed window to the side elevation.

A selection of modern high gloss wall, drawer and base units. Wood effect work surfaces incorporating an inset ceramic sink, with a single drainer and mixer tap. Integrated microwave. Integrated fridge/freezer. Space for a free standing cooker. Space and plumbing for a washing machine. Extractor fan. Coving to the ceiling. Tiled walls. Tiled flooring. Archway to the dining area.

## Dining Area

12'9 x 7'0 (3.89m x 2.13m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Built

in sideboard cabinet. Feature fireplace with a solid oak mantle. Radiator.

## Lounge

18'0 x 10'10 (5.49m x 3.30m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Two radiators.

## Bedroom One

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Built in wardrobes. Radiator.

## Bedroom Two

9'0 x 7'6 (2.74m x 2.29m)

UPVC double glazed french patio doors to the rear elevation. UPVC double glazed window to the side elevation.

Coving to the ceiling. Radiator. Storage cupboard. Laminate flooring.

## Bathroom

UPVC double glazed window to the side elevation.

Modern fitted suite comprising of a panelled

bath with a wall mounted shower and rainfall shower head. Pedestal wash hand basin. Recess W/C. Coving to the ceiling. Tiled walls. Chrome heated ladder towel rail. Storage cupboard. Vinyl flooring.

## Exterior

The property benefits from a lawned front garden with shrub borders and a newly laid tarmac driveway offering off-road parking for several vehicles and access to a detached garage. To the rear is a landscaped, low-maintenance garden with a paved patio and artificial lawn.

## Garage

25'4 x 8'1 (7.72m x 2.46m)

Up and over electric door. Power and lighting.

## Additional Information

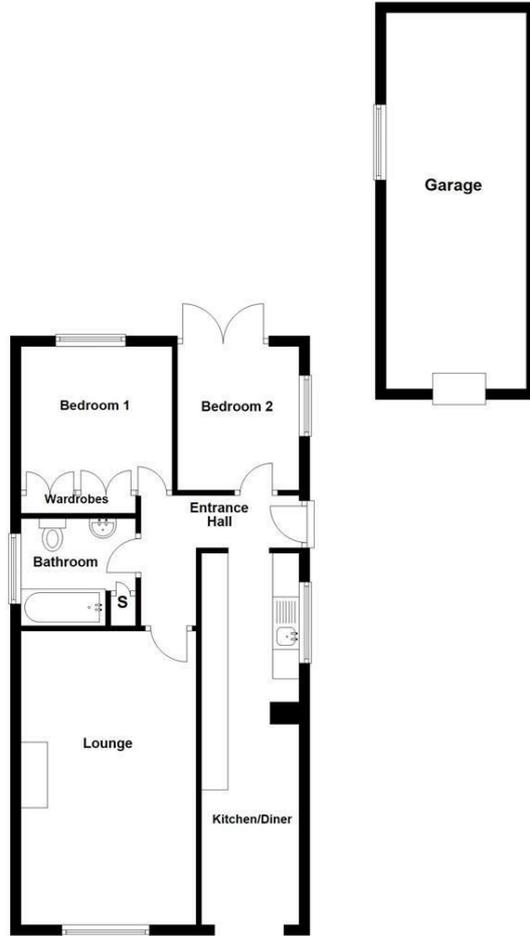
We are led to believe the property is freehold and Council tax band C.

**PROPERTY SIZE:**  
APPROX 688 square feet  
/ 64 square metres.

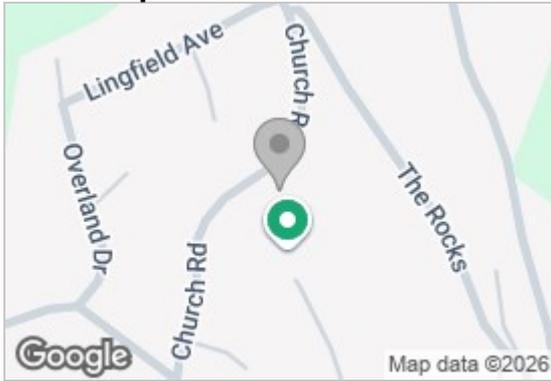
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Ground Floor



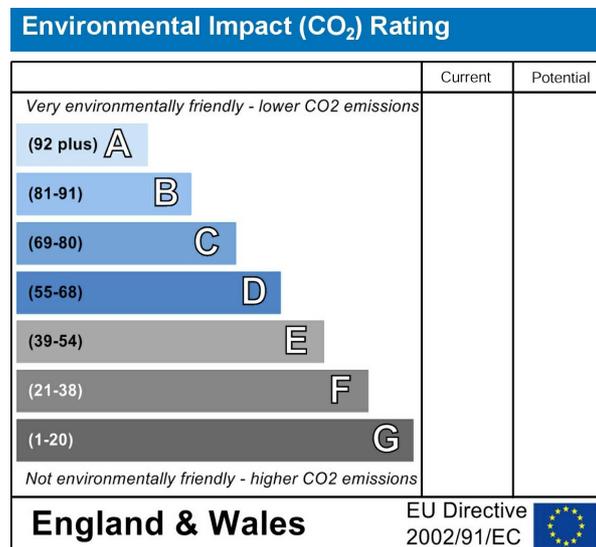
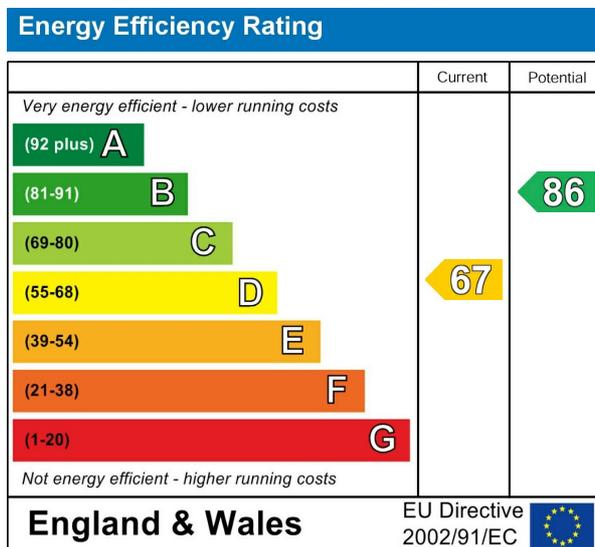
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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