



**5 Hopfield  
Hibaldstow, DN20 9PN  
£170,000**

*Bella*  
properties



**Presenting this lovely, well maintained semi detached bungalow, currently listed for sale with Bella Properties! With a desirable village location, this property comes with no chain for ease of purchase and would make an ideal purchase for a couple looking to downsize.**

**The bungalow itself briefly comprises of the inner porch, living room, inner hallway, two bedrooms, kitchen and bathroom. Externally, there are lawned gardens to both the front and rear, a driveway for off road parking and a detached, brick built garage.**

**Well-presented throughout, this home needs to be viewed to be appreciated! Contact us now to arrange your viewing!**



**Inner Porch** 4'1" x 4'5" (1.25 x 1.37)

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room.

**Living Room** 13'9" x 16'0" (4.2 x 4.89)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC window faces to the front of the property.

**Inner Hallway**

Internal doors lead to the living room, kitchen, two bedrooms, storage cupboard and bathroom.

**Kitchen** 14'9" x 8'6" (4.52 x 2.61)

Vinyl effect flooring with central heating radiator and uPVC window and door face to the rear of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Bedroom One** 9'11" x 18'9" (3.03 x 5.73)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 9'6" x 9'6" (2.9 x 2.9)

Carpeted with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

**Bathroom** 5'3" x 9'8" (1.62 x 2.95)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of corner shower cubicle, sink and toilet.

**External**

To the front of the property is a lawned garden with established shrubs and a driveway for off road parking. The driveway leads to the detached, brick built garage and rear garden. The rear garden is also laid to lawn with patio area.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.












## Ground Floor



Total area: approx. 67.3 sq. metres (723.9 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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 	
Environmental Impact (CO <sub>2</sub> ) Rating			
Current			
Potential			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>67</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 