



Instinct Guides You



## Pauls Way, Crossways £330,000

- Two Double Bedrooms
- Village facilities. Shops, Pub etc
- Off Road Parking with Garage
- Detached Bungalow
- Modern Shower Room
- Spacious Kitchen/Diner
- Beautifully Presented
- Sizeable Garden



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Located in the well-regarded village of Crossways, this detached bungalow with a garage and two double bedrooms offers a well-designed and comfortable living space. The home features a spacious living room, a modern open-plan kitchen and dining area, two generously sized bedrooms, and a stylish, updated shower room.

Externally, the property benefits from a private driveway offering off-road parking, a separate garage equipped with power, pitched roof and a sizable rear garden.

Upon entry, the front door opens to a welcoming hallway that includes built-in storage options, an airing cupboard, and access to the loft. On the right side of the hallway are both double bedrooms, each well-lit thanks to large windows and offering ample room for furnishings.

The living room enjoys plenty of natural light through dual-aspect double-glazed windows and features a decorative fireplace. An open arch connects this space to the kitchen, which comes equipped with coordinated wall and base units, a gas hob with extractor, a wall-mounted boiler, and designated spaces for other appliances.

The shower room is contemporary in style, including a large walk-in shower, toilet, wash basin and a heated towel rail for added comfort.

Room Dimensions

Lounge 16'4" x 9'10" (5.00 x 3.00)

Kitchen/Diner 13'11" x 9'1" (4.25 x 2.77)

Bedroom One 12'0" max x 10'10" (3.66 max x 3.31)

Bedroom Two 12'0" max x 10'4" (3.66 max x 3.17)

Bathroom 6'5" x 5'6" (1.96 x 1.69)

Garage



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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