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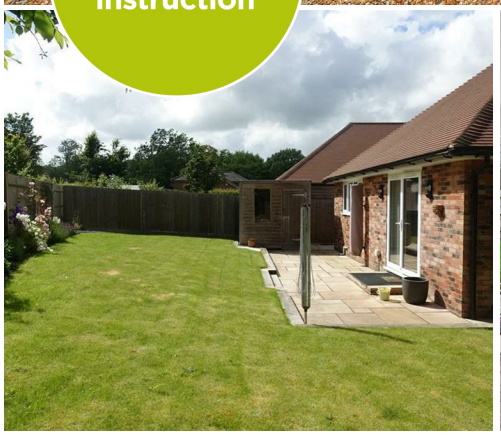


Gurney Close, Broad Oak, TN31 6FN

Freehold | Bungalow - Detached | 3 Bedrooms

An immaculately presented and chain free 3 double bedroom detached bungalow. Built in 2021 and finished to a very high specification, this beautiful home features open plan living with a top of the range kitchen, en-suite shower to main bedroom and located in a small development of 4 properties. Off-road parking, enclosed rear garden and set on the outskirts of the village of Broad Oak.

FOR SALE
FREEHOLD
£475,000

Dimensions
Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Approach
Turn into Gurney Close and the bungalow is located at the end of the cul-de-sac. Block paved drive to side of property for 2 vehicles.
Side gate to both sides of the property to the rear garden. Steps to composite front door with under canopy porch area.

Entrance Hall 19'x4'10" (5.79mx1.47m)
Large inset door mat. Laminate wood effect flooring. Alarm control panel, radiator, smoke alarm and down lights. Access to loft. Cloak cupboard. Opens to lounge and kitchen.

Lounge Area 19'1" x 14'11" (5.82m x 4.55m)
Laminate wood effect flooring, Dual aspect, double glazed windows, downlighting, radiators and power points. French doors to rear garden.

Kitchen 12'8" x 12'5" (3.86m x 3.78m)
Modern range of wall and drawer units, quartz worktops with inset stainless steel sink and drainer with grooves inset to the quartz work top, and a chrome mixer tap. Includes SMEG range oven with extractor hood, built-in SMEG microwave, integrated dishwasher, washing machine, tumble dryer and Samsung American style fridge freezer with ice maker. Within the units are pull out larder storage and corner carousel units. Cupboard housing IDEAL combi boiler. Down lights, smoke alarm, power points and isolation switches.

Bedroom One 13'7" x 11'1" (4.14m x 3.38m)
Double glazed window to the front aspect, fitted wardrobes with matching drawers and bedside cabinets. Carpet. Radiator, power points, pendant light fitting and aerial point. Door to,

En-suite Shower Room 8'9" x 4'5" (2.67m x 1.35m)
Walk in shower with sliding doors and chrome drench shower attachment, sink with vanity unit, fitted glass fronted cabinet, WC with soft close seat. Opaque double glazed window, downlights and extractor fan, chrome ladder style radiator. Tiled flooring.

Bedroom Two 11'5" x 10'6" (3.48m x 3.20m)
Double glazed window to side aspect, carpet, radiator, pendant light fitting, power points and aerial point.

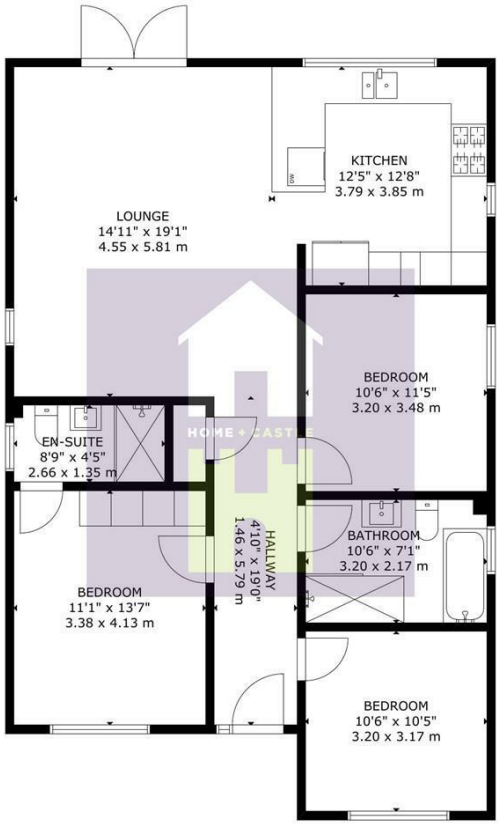
Bedroom Three 10'6" x 10'5" (3.20m x 3.18m)
Double glazed window to the front aspect. Radiator, pendant light fitting and power points. Carpet.

Bathroom 10'6" x 7'1" (3.20m x 2.16m)
Modern suite comprising panelled bath with chrome mixer taps, walk in shower with glass screen and chrome drench shower attachments. Sink set into vanity unit,. Glass cabinet with lights. WC with soft close seat, downlights and extractor fan. Fitted towel rail and toilet roll holder. Chrome ladder style radiator. Part tiled walls. Opaque double glazed window to side aspect. Tiled flooring.

Garden
Patio area extending across the rear and to the side of the bungalow. Mainly laid to lawn with flower and shrub borders. 2 sheds, one with power and light, access to both sides of the property, outside lights, wall hung parasol. Outside tap.

Additional Information
Private roadway with shared access.
Maintenance fund.
Planted borders belong to bungalow,
Water meter
Council tax Band: E

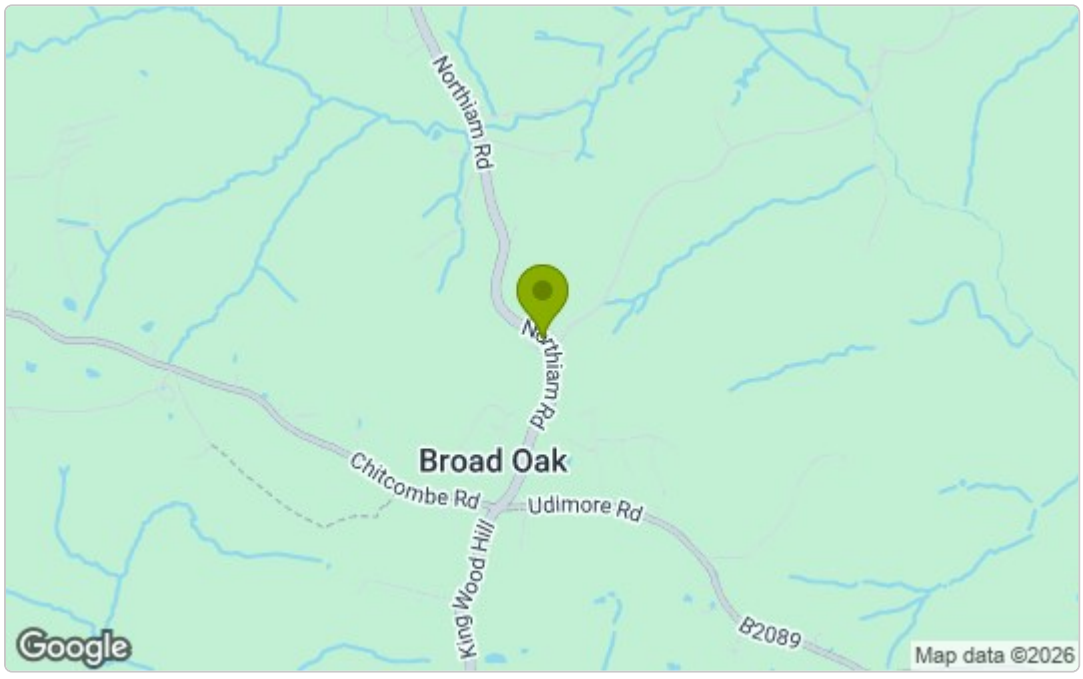
Floor Plan



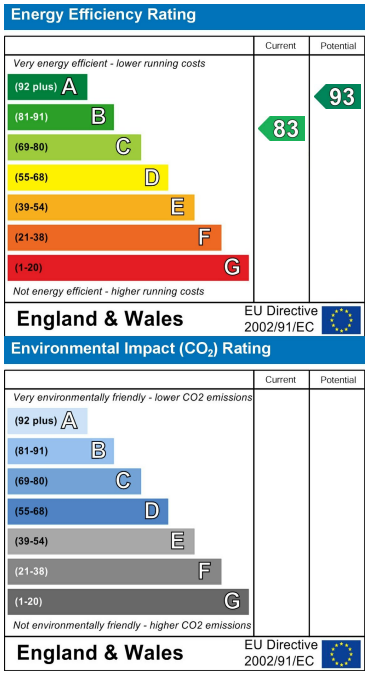
GROSS INTERNAL AREA
TOTAL: 102 m²/1,093 sq.ft
FLOOR 1: 102 m²/1,093 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph



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