



**£375,000**

\*NO CHAIN\* \*DETACHED BUNGALOW\* \*THREE / FOUR BEDROOMS\* \*SPACIOUS LIVING ACCOMMODATION\* \*DOUBLE GARAGE & AMPLE PARKING\*  
\*CONSERVATORY\* \*WET ROOM\* \*ADAPTED SET UP FOR THOSE WITH MOBILITY ISSUES\* \*CONSERVATORY\*

Nestled in the tranquil setting of Robin Close, this charming detached bungalow presents an exceptional opportunity for comfortable family living. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families or those seeking a spacious home. The bungalow is thoughtfully designed to accommodate individuals with limited mobility, featuring a convenient wet room that enhances accessibility. The generous reception room provides a welcoming space for relaxation and entertaining, while the delightful conservatory, complete with a staircase leading to an additional bedroom, offers versatility and an abundance of natural light. For those with multiple vehicles, the property boasts ample parking for up to five vehicles, complemented by a double garage and a spacious driveway. This feature is particularly advantageous for families or those who enjoy hosting guests. Offered with no onward chain, this true detached bungalow is ready for you to make it your own. This property combines comfort, accessibility, and convenience in a desirable location. Do not miss the chance to view this splendid bungalow and envision the possibilities it holds for your future.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

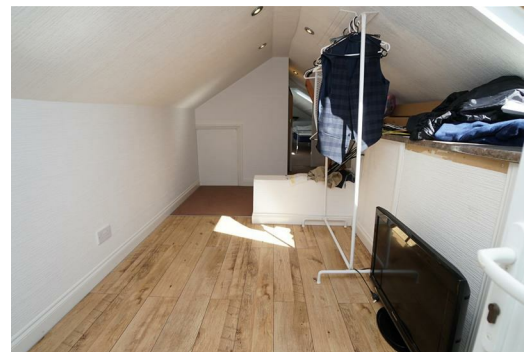
SURVEYS

### Robin Close, BD2

Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft  
 Garage = 37.9 sq m / 408 sq ft  
 Total = 204.7 sq m / 2203 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296240)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72		78