



## 77 Coldstream Close Cinnamon Brow, WA2 0LJ

Offers In The Region Of  
£285,000

FANTASTIC Detached Bungalow, Freehold TITLE, QUIET Cul-De-Sac Location, Three BEDROOMS, SPACIOUS Lounge/Diner, Fully Tiled WC & SHOWER ROOM, FITTED Kitchen, Carport & GARAGE, DRIVEWAY Parking for Three Cars, Gardens Front & REAR.

Nestled in the tranquil area of Coldstream Close, Cinnamon Brow, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

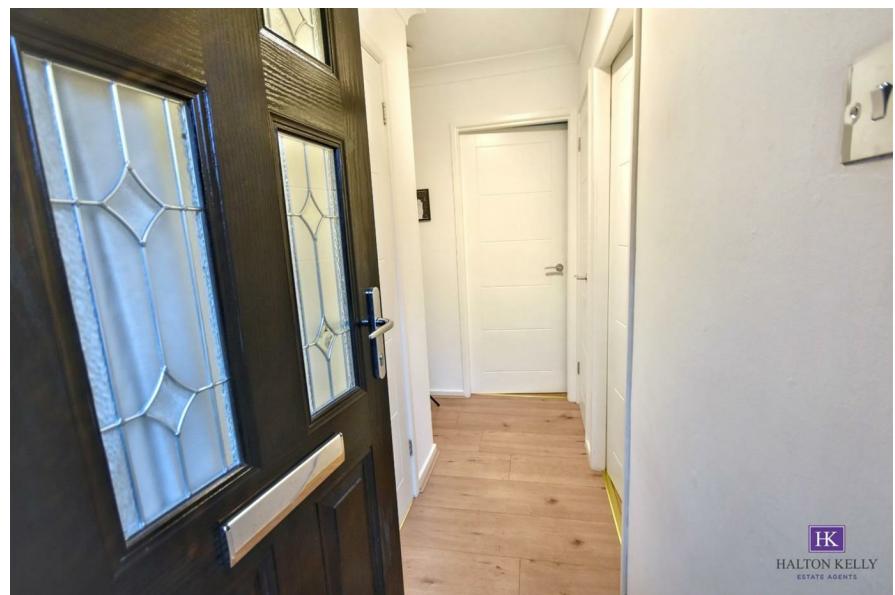
The bungalow features a thoughtfully designed shower room, ensuring that all your daily needs are met with ease. The layout of the home promotes a sense of openness and flow, making it a joy to live in.

Surrounded by the natural beauty of Cinnamon Brow, residents can enjoy a serene environment while still being within easy reach of local amenities. This property presents an excellent opportunity for those looking to settle in a friendly community, where comfort and accessibility are paramount.

Whether you are a first-time buyer or looking to downsize, this charming bungalow is sure to impress. Don't miss the chance to make this lovely home your own.

**ENTRANCE HALLWAY**

UPVC double glazed door to the front elevation, laminate flooring and cupboard housing the central heating boiler.



**LOUNGE/DINER**

UPVC double glazed window to the front elevation, gas fire with marble hearth and wooden mantle, laminate flooring and two central heating radiators.



**LOUNGE/DINER ANGLE 2**



**KITCHEN**

Fitted with a range of wall and base mounted cupboards, freestanding cooker, space for dishwasher, washing machine, dryer and fridge/freezer. Tiled splashbacks, stainless steel sink unit with mixer tap, laminate flooring, UPVC double glazed door to the rear elevation with adjacent double glazed window.



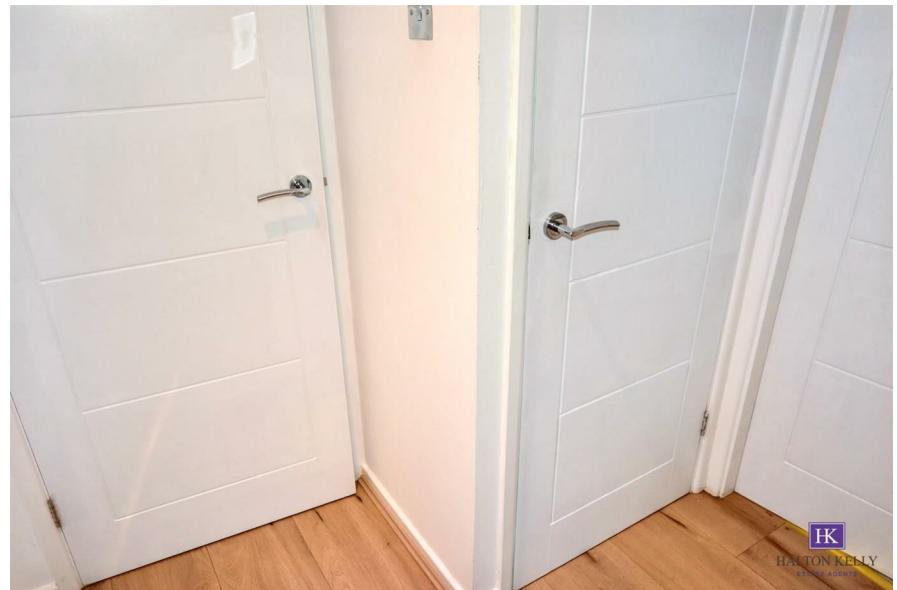
**KITCHEN ANGLE 2****WC**

Fully tiled walls with low level WC, vanity sink unit, modern radiator, laminate flooring and UPVC double glazed window to the side elevation.



**INNER HALLWAY**

Laminate flooring, loft access and storage cupboard.



### MAIN BEDROOM

UPVC double glazed window to the rear elevation, laminate flooring and central heating radiator.



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**BEDROOM TWO**

UPVC double glazed French doors to the rear elevation, laminate flooring and central heating radiator.



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**BEDROOM THREE**

UPVC double glazed window to the front elevation, laminate flooring and central heating radiator.



**SHOWER ROOM**

Fully tiled with oversized shower cubicle, mains shower, chrome heated towel rail, vanity sink unit, low level WC, spot lighting and UPVC double glazed window to the rear elevation.



**GARDEN**

The rear garden is predominantly laid to lawn with a paved pathway around and access down either side of the property.



**GARAGE**

Up and over door with power and light.

**OUTSIDE**

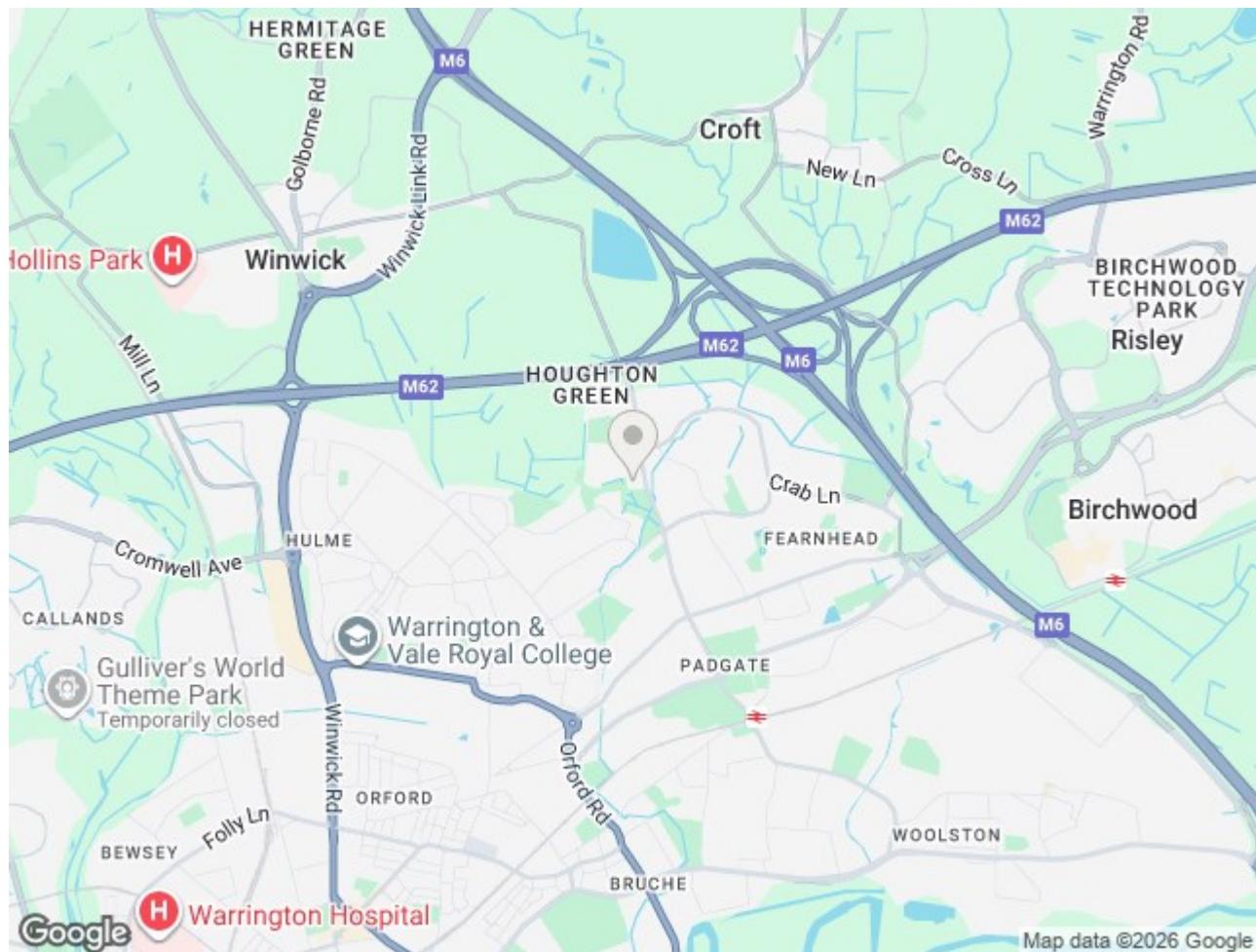
To the front is a lawned area with adjacent driveway providing plenty of parking, in front and alongside. There are high wrought iron gates giving complete security, perfect for anyone with a campervan or work vehicle.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

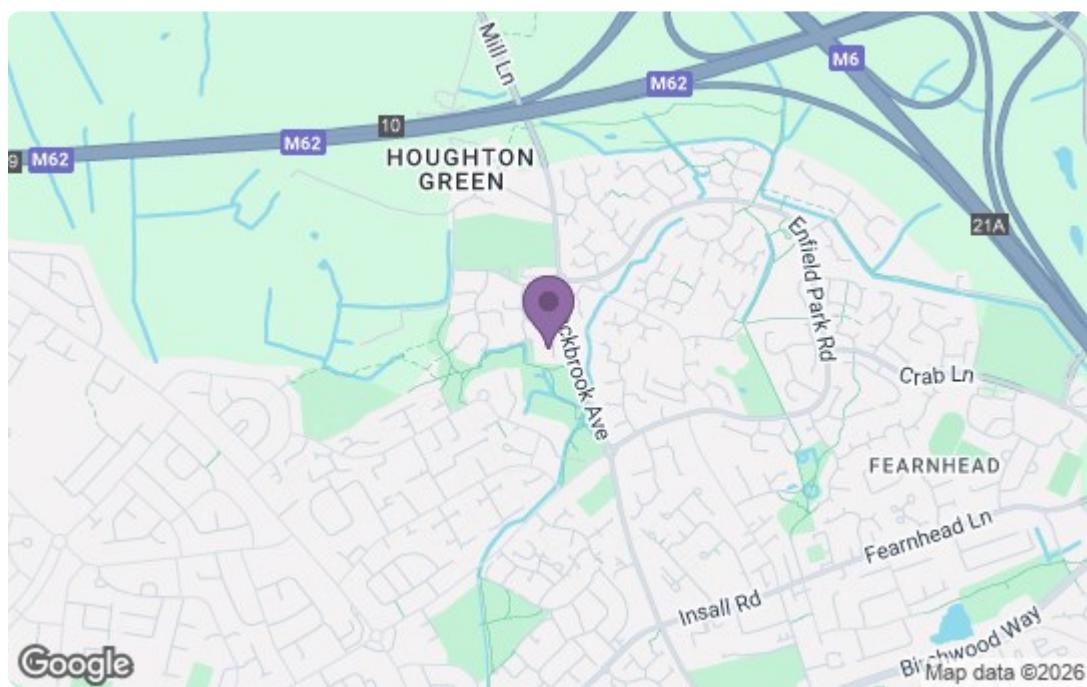
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Approx Gross Internal Area  
71 sq m / 766 sq ft



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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.