



Honiton Way, Fens, TS25 2PU
2 Bed - Bungalow - Semi Detached
£134,950

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****WAS £139,950** EXTENDED ACCOMMODATION ** LARGE CORNER PLOT ** VIEWING IS ESSENTIAL **** A most impressive 1/2 bedroom semi detached bungalow which is offered with NO UPPER CHAIN. The property was originally built as two bedrooms, with one of the front bedrooms currently being used as a lounge, this could be converted back at no great cost. This bungalow occupies a large plot in Honiton Way and benefits from gardens to three sides. A long driveway provides ample off street car parking, with the side garden offering possible garage space, subject to the usual consents. The accommodation offers modern fittings and boasts a recently fitted shower room/WC and a well fitted modern kitchen. Other features include gas central heating via a combination boiler, has uPVC double glazing and a burglar alarm system. The floor plan briefly comprises: 'L' shaped entrance hall, open plan living area which incorporates a lounge area, good sized dining area and a well fitted kitchen which in turn leads via French doors to the garden room extension. The master bedroom is located to the front of the property and has fitted mirrored wardrobes and to complete the accommodation is a sumptuous shower room/WC which has a large double walk-in shower cubicle. Externally are lawned gardens to three sides, with a block paved driveway providing off street car parking. Fitted carpets and blinds are included in the asking price. Internal viewing comes highly recommended.







ENTRANCE HALL

An 'L' shaped entrance hall accessed via uPVC double glazed entrance door, useful shelved storage cupboard, separate meter cupboard.

LOUNGE/BEDROOM (front)

11'5 x 11'2 overall (3.48m x 3.40m overall)

Was originally the master bedroom and could easily be converted back at no great cost, archway to:

DINING AREA

10'1 x 14'5 into alcove, overall (3.07m x 4.39m into alcove, overall)

Bespoke built-in storage cupboards to both alcoves with shelving above, uPVC double glazed French doors to garden room extension.

KITCHEN AREA

10' x 7'2 overall (3.05m x 2.18m overall)

Fitted with a superb range of 'light maple' style base, wall and drawer units in a 'U' shaped layout with stainless steel rod handles, complementing roll-top work surfaces incorporating a built-in one and a half bowl single drainer ceramic sink unit with modern chrome mixer tap, spacer for cooker, brushed stainless steel 'chimney' style canopy housing illuminated extractor above, black and white 'brick' style tiling to splashback, recess with plumbing for automatic washing machine, space for fridge/freezer (machines excluded), wall mounted Intergas central heating boiler.

GARDEN ROOM EXTENSION

12'5 x 8'8 overall (3.78m x 2.64m overall)

A beautiful transition between the home and garden and, again, enjoying a high degree of natural light with uPVC double glazed side window and uPVC double glazed French doors to the garden.

BEDROOM (front)

10'3 x 10'9 incl robe depth, overall (3.12m x 3.28m incl robe depth, overall)

A good sized bedroom which has two windows giving plenty of natural light, fitted mirror fronted sliding wardrobes in an 'L' shaped layout.

SUMPTUOUS SHOWER ROOM/WC

7'2 x 5'5 max dimensions (2.18m x 1.65m max dimensions)

Recently refitted with a quality white suite comprising: large double walk-in shower cubicle with glass screen, chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, large 'rectangular' style sink unit with 'waterfall' style mixer tap, white 'gloss' style drawers below, close coupled WC, beautiful tiling to part walls, white heated towel radiator, extractor fan.

OUTSIDE

The property benefits from low maintenance gardens to three sides. The front garden is part lawned and part paved to provide off road parking. A long block paved driveway to the side of the bungalow provides ample off street car parking with gated access leading to the rear garden. To the side is a generous sized lawned garden which could provide possible garage potential, subject to the usual consents.

The enclosed rear garden, again, is laid mainly to lawn with timber garden shed included. The garden also enjoys a high degree of privacy.



Honiton Way Hartlepool

Approximate Gross Internal Area
704 sq ft - 65 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
155-191)	B		84
111-154)	C	69	
75-110)	D		
39-74)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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