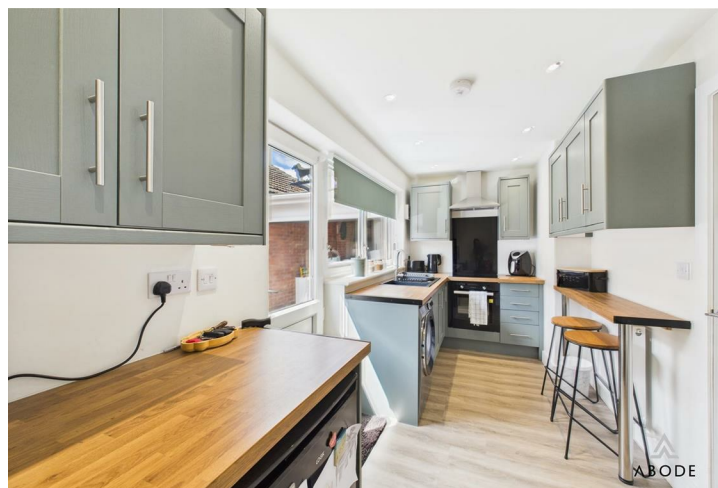






Situated within the heart of the village stands this two bedroom detached bungalow, having good access to a range of local amenities and transport links. The property benefits from central heating system, recent re-wire, cavity and wall insulation and new garage roof. Recently fitted Howdens kitchen with integrated appliances, large rear laid to lawn garden and a generous driveway providing parking facility. Viewing is highly recommended strictly via appointment only.



The Accommodation

Entrance hall

With composite front entrance door, two double glazed upvc windows either side and a door leading to:

Kitchen

With a selection of matching wall and base units, having a straight edge preparation worksurface with single bowl sink with mixer tap and drainer, central heating radiator four ring hob with electric oven below, double glaze UPVC window to the side elevation, double glazed UPVC side access door, integrated dishwasher, washer dryer, recessed spotlighting.

Lounge Diner

With central heating radiator, double glaze UPVC window to the front elevation and doors leading off to.

Hallway

With built in storage cupboard and doors leading off to:

Shower room

With a three-piece suite comprising: shower cubicle with glass sliding door and gravity shower over, low level WC, wash hand basin with mixer tap and vanity unit below wall mounted light up mirror, electric shaving points, heated ladder tower rail, recessed spotlighting and a double glazed UPVC window to the side elevation.

Master bedroom

With central heating radiator and a double glazed upvc window to the rear elevation.

Bedroom Two

With central heating radiator and a double glazed upvc French doors to the rear elevation.

Outside

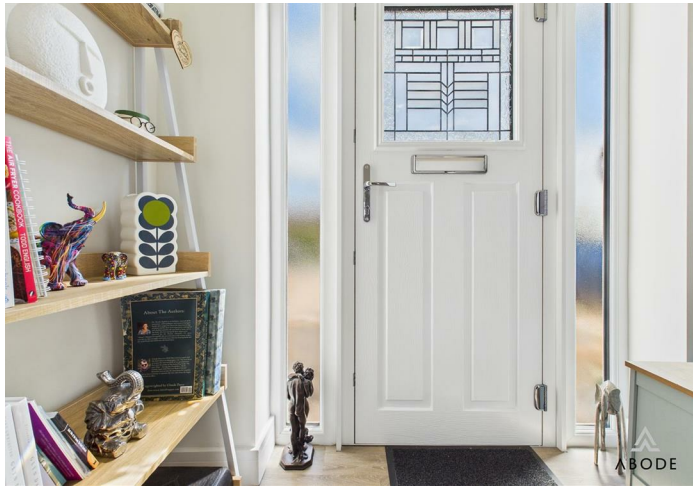
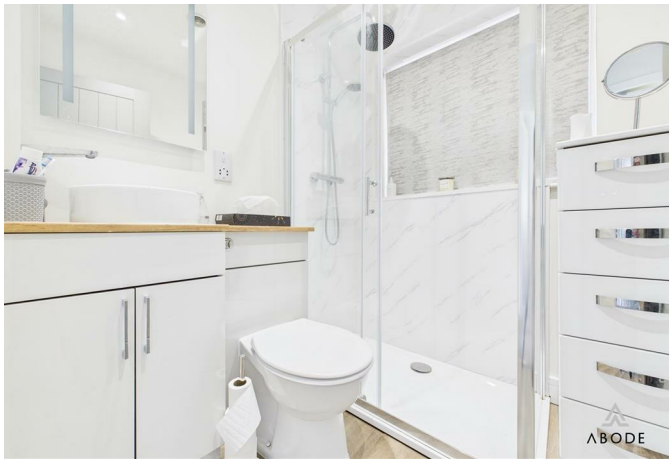


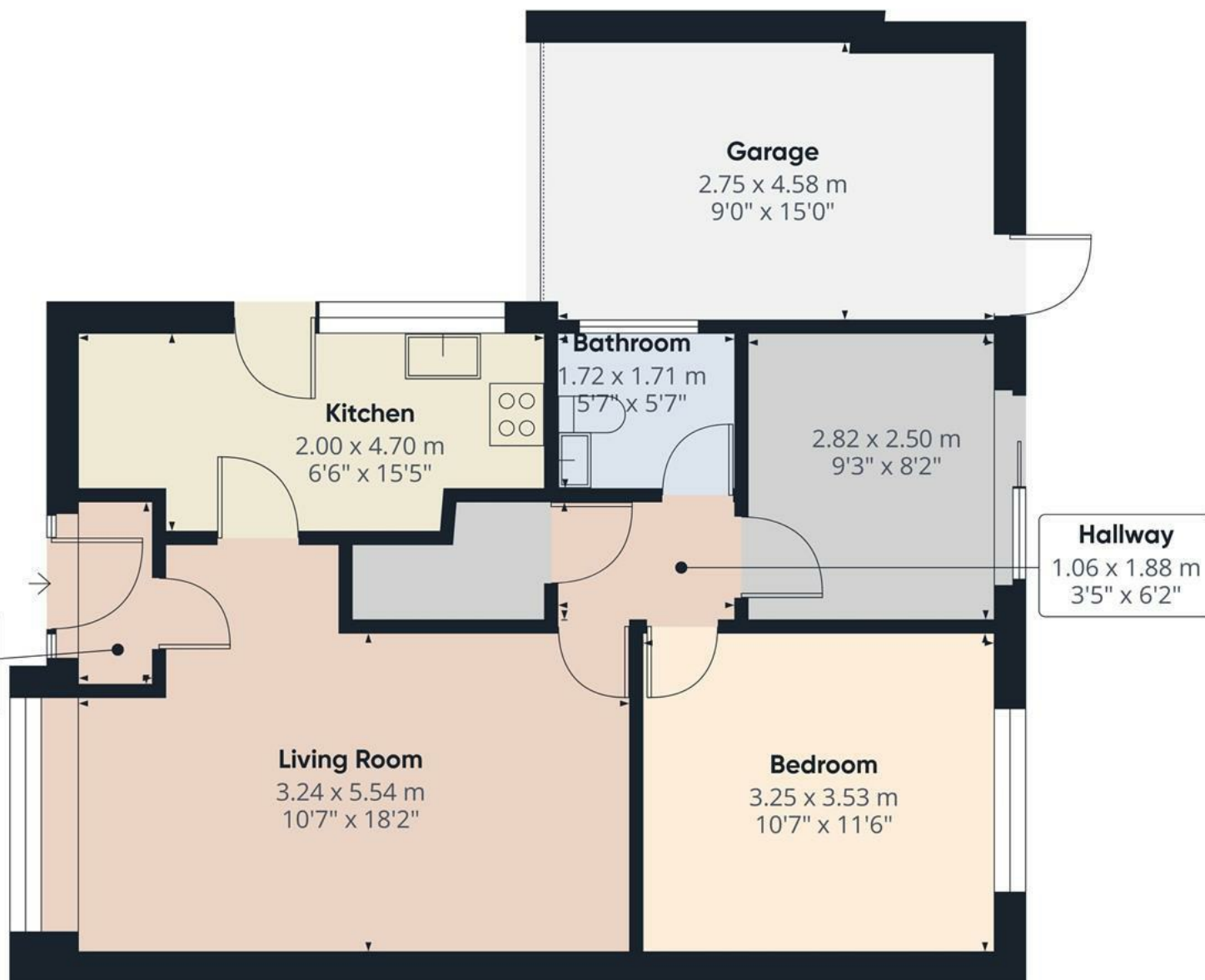
The outside of the property to the front elevation offers a tarmacadam driveway providing parking facility which leads to an enclosed garage and front entrance door. The rear elevation offers a mainly laid to lawn garden which is enclosed via timber fencing.

Garage

With electric up and over door to front, rear personal door to garden, power and lighting.







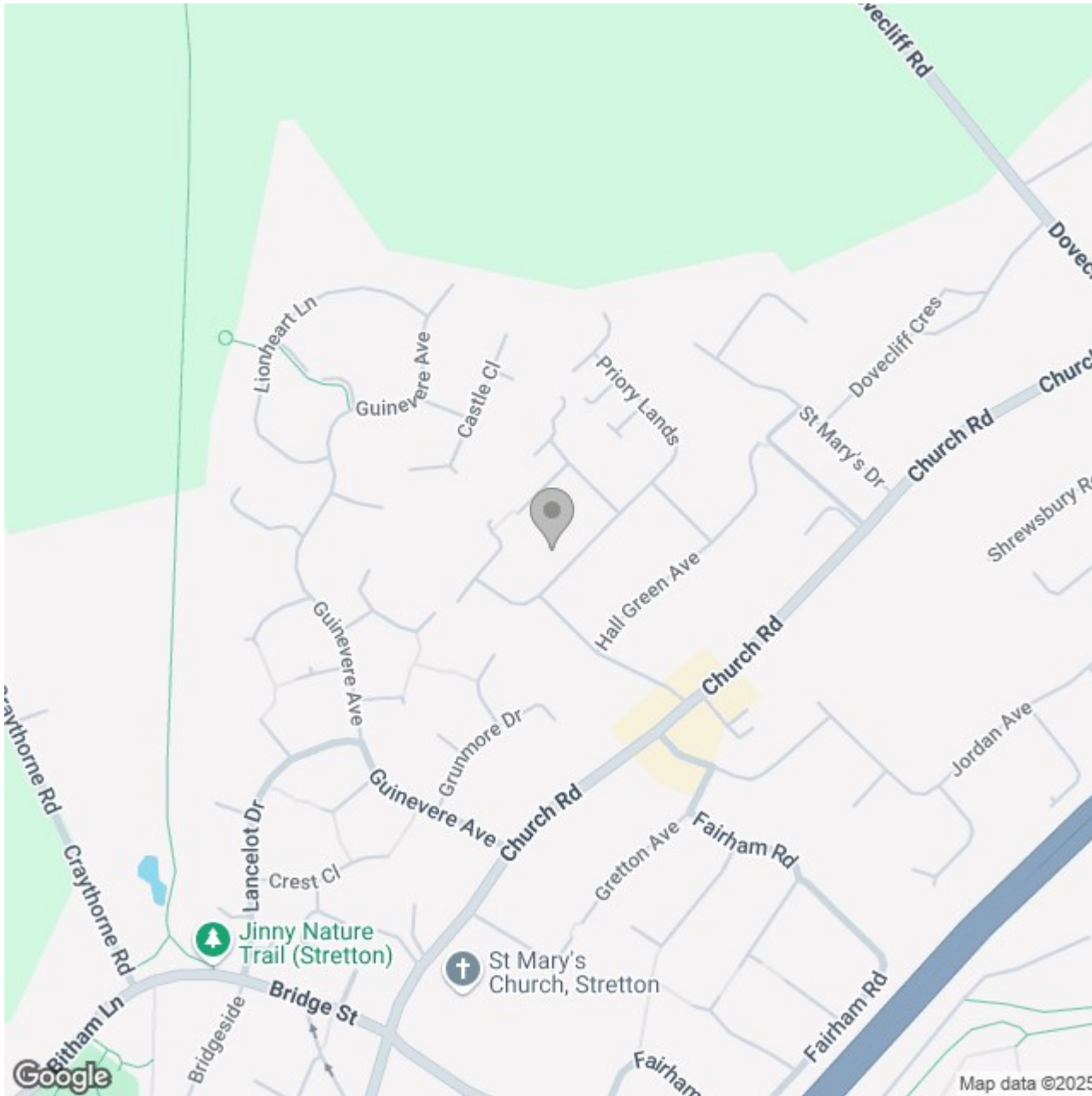
Approximate total area⁽¹⁾
68.8 m²
742 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 