





**** MODERNISED
DETACHED BUNGALOW

**** Well presented property offering a hall, lounge and dining area with doors onto the garden. Fitted kitchen with utility room, two good size bedrooms and a modern shower room.

Ample parking and double gates to the enclosed rear garden. CUL DE SAC LOCATION.



HALL

Side entrance door into the hall with a radiator and doors to -

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit.

UTILITY ROOM

LOUNGE DINER

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

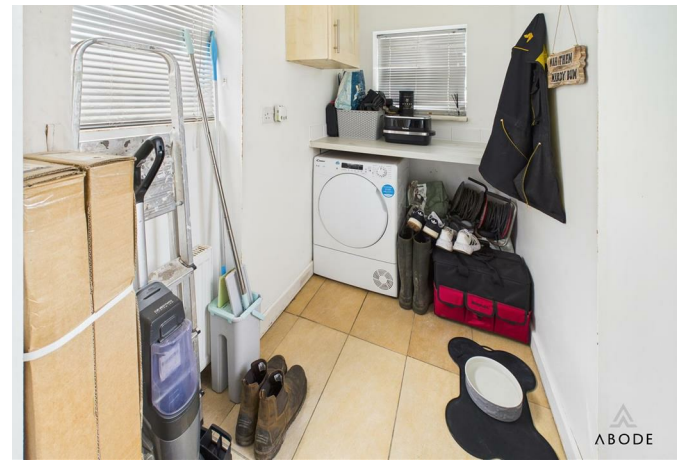
SHOWER ROOM

Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

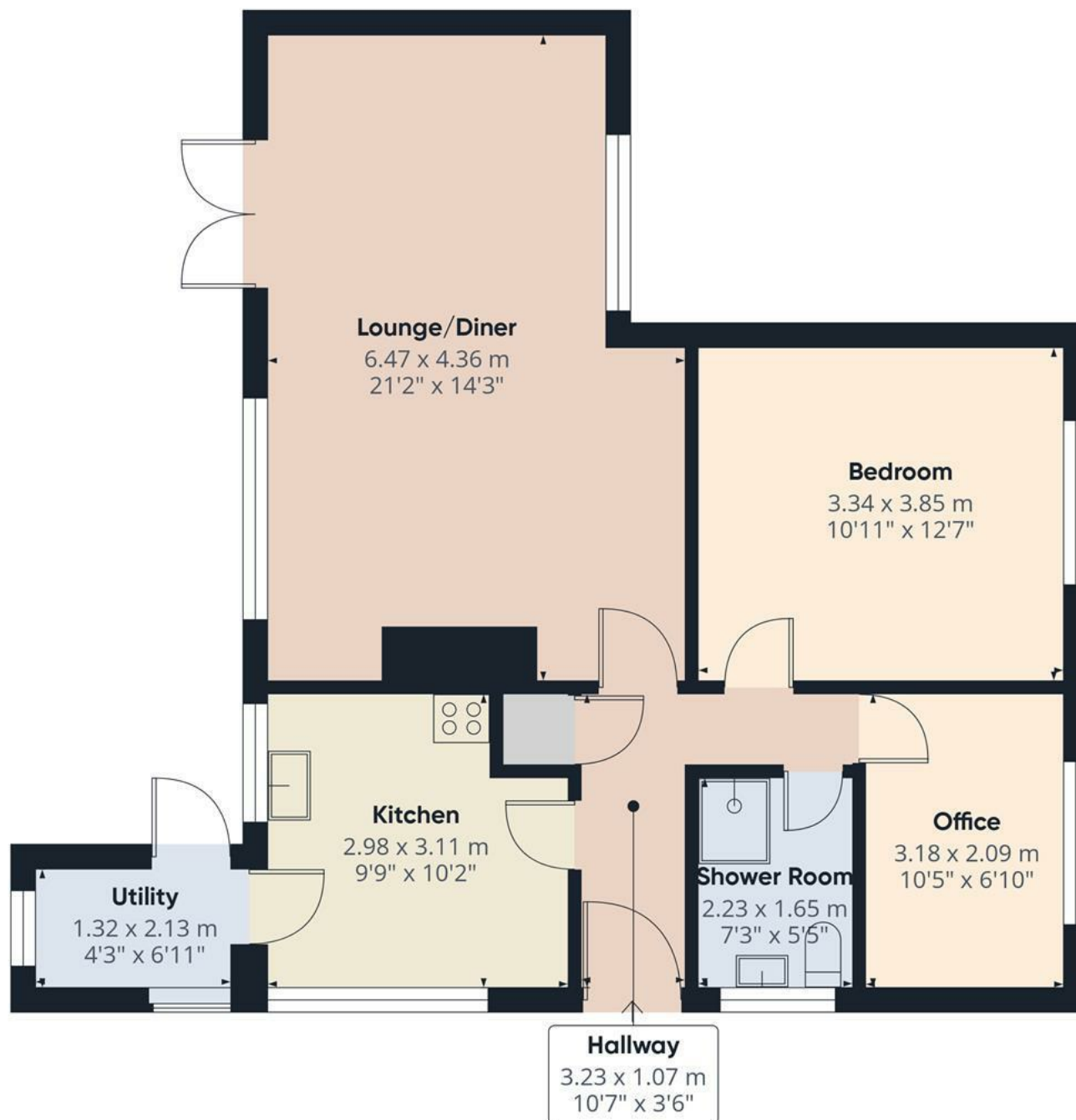
Side drive down to gates leading into the enclosed rear garden offering a lawn and seating areas.











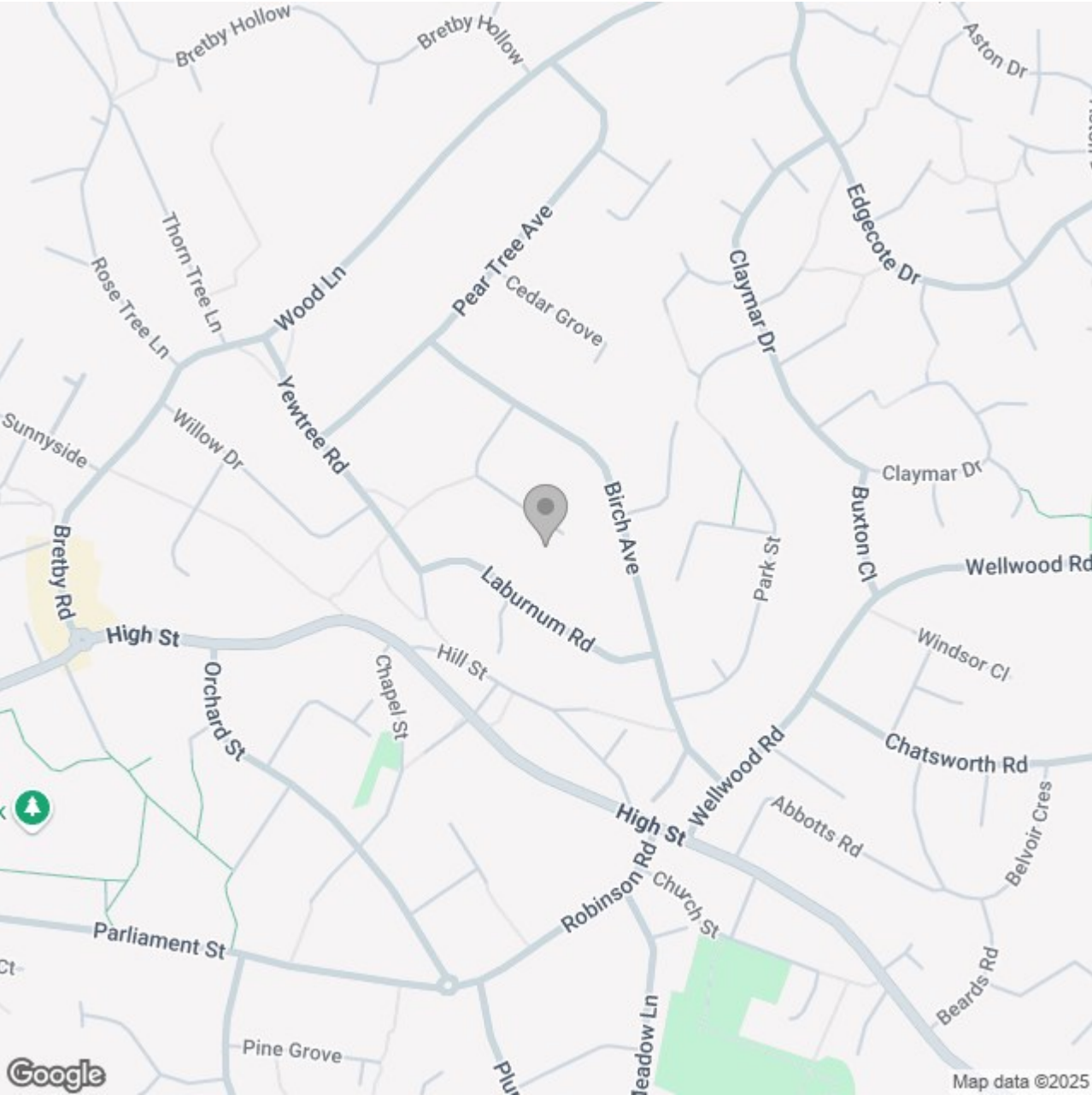
Approximate total area⁽¹⁾
67.6 m²
727 ft²

(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		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 