





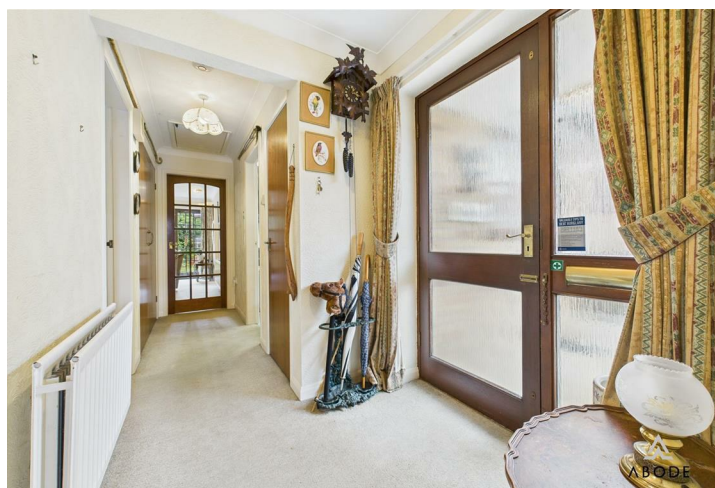


Offered to the market with no upward chain and vacant possession, this well-presented two-bedroom bungalow is ideally situated at the head of a quiet cul-de-sac, providing a peaceful and private setting.

The accommodation is thoughtfully laid out and includes a welcoming entrance hallway, two generously sized front-facing bedrooms, a well-equipped kitchen, a spacious rear lounge with feature fireplace, separate dining room, and a bright conservatory with views over the garden. The property also benefits from ample storage, central heating, and double glazing throughout.

Externally, the home features a private driveway and a detached garage to the side, offering convenient off-road parking and storage. The mature rear garden boasts a lawned area, established shrubs, and a paved patio, all maintaining a high degree of privacy—perfect for relaxing or entertaining outdoors.

This charming bungalow combines practical single-level living with a desirable location, and is ready for immediate occupancy.





### Hallway

A welcoming entrance hallway featuring a glazed timber door. The space includes a central heating radiator, loft access via a hatch with pull-down ladder, and an airing cupboard housing the hot water tank with eye-level shelving. A double built-in storage cupboard offers ample storage with hanging rail and shelving. Additional features include a smoke alarm and access to all principal rooms.

### Bedroom One

A spacious double bedroom with a large double-glazed bow window to the front aspect and a central heating radiator, providing a bright and comfortable living space.

### Bedroom Two

Another generously sized bedroom with a double-glazed window to the front elevation and central heating radiator.

### Kitchen

With a double-glazed window overlooking the front elevation. Fitted with a range of matching base and eye-level units, solid wood block worktops and complementary tiled splashbacks. Integrated appliances include a four-ring gas hob with built-in extractor hood, a stainless steel sink and drainer with mixer tap, oven/grill, and a central heating gas boiler. There is plumbing for additional under-counter and freestanding appliances. Also featuring a telephone point, central heating radiator, service hatch, and a side entrance door for added convenience.

### Lounge

A comfortable living room enjoying a double-glazed bow window to the rear elevation. The focal point is a charming electric fireplace with brick surround and tiled hearth. Also includes a central heating radiator, smoke alarm, rear glazed door, and internal glazed double doors opening into:



### Dining Room

Ideal for entertaining, the dining room offers a central heating radiator and sliding UPVC double-glazed doors that lead to:

### Conservatory

A light-filled conservatory with UPVC double-glazed windows to the rear and side aspects, complemented by French doors opening out to the rear garden — perfect for relaxing or entertaining throughout the year.

### Garage

With an up and over door to the front elevation.















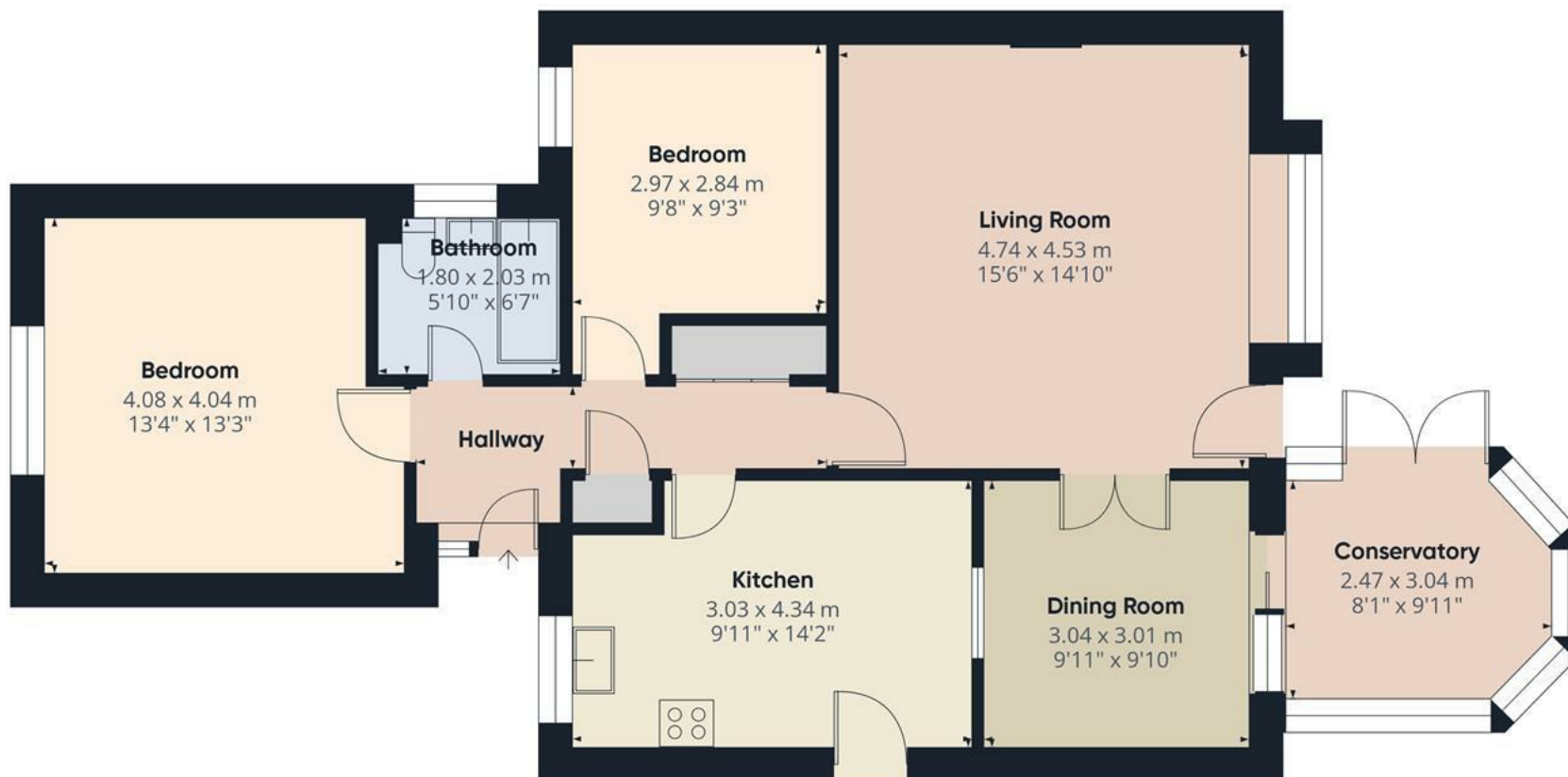












Approximate total area<sup>(1)</sup>

87.9 m<sup>2</sup>

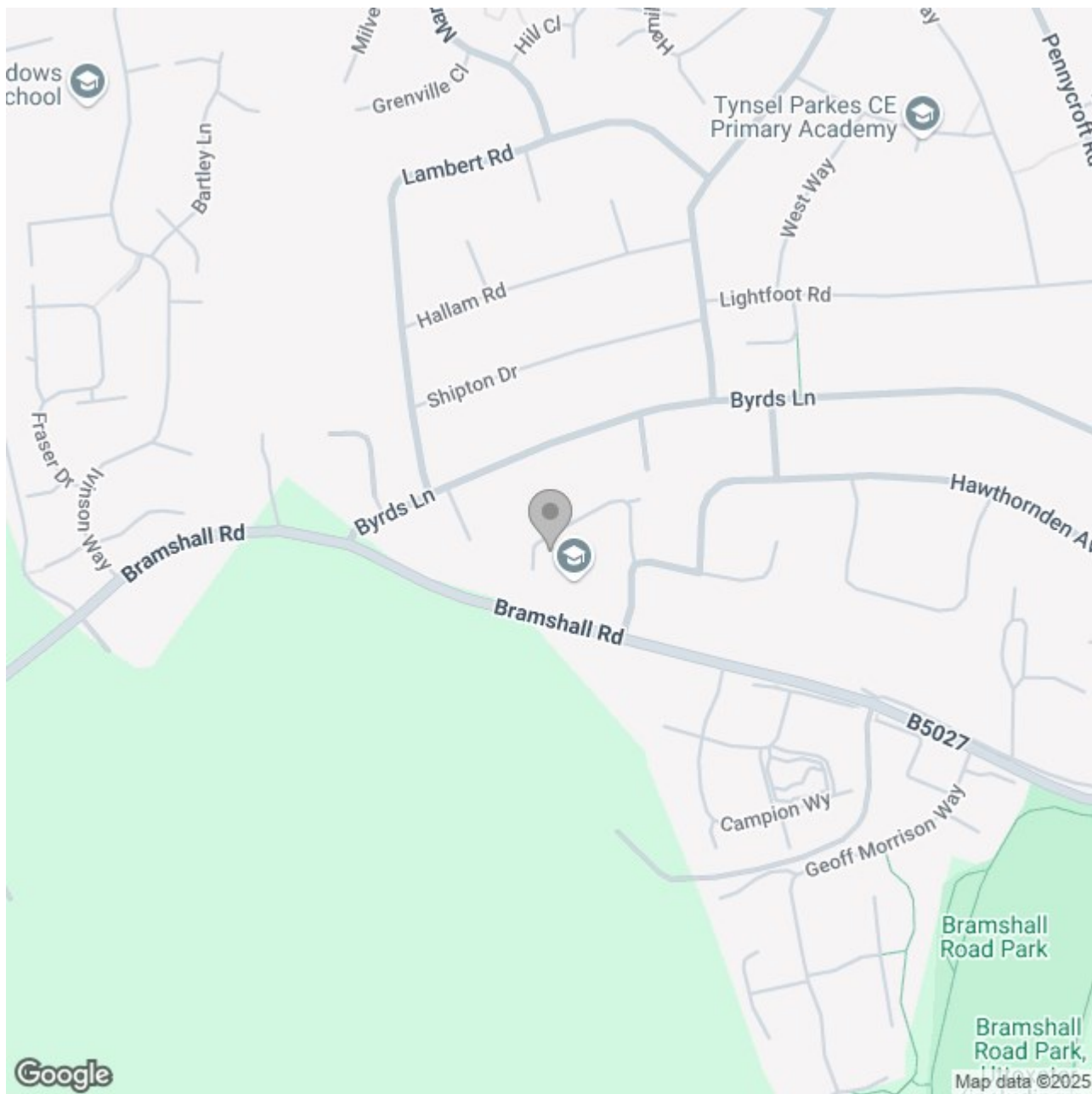
946 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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