





This well-presented detached bungalow occupies a generous corner plot at the head of a quiet cul-de-sac and offers spacious and versatile single-level accommodation, ideal for a variety of buyers. Set behind a wide block-paved driveway, the property enjoys excellent off-street parking provision along with access to an integral garage that also doubles as a utility area.



Accommodation

Internally, the accommodation is arranged around a central hallway which provides access to all rooms. The spacious living room sits to the rear of the property and features a central fireplace, ample room for furnishings, and double doors leading into a bright and airy conservatory. With panoramic views over the rear garden and French doors opening to the patio, the conservatory creates an inviting space to relax and unwind in all seasons.

The kitchen is fitted with a comprehensive range of modern white base and wall units with contrasting worktops, an integrated oven and hob with extractor above, a stainless steel sink unit, and space for appliances. There is also room for a dining table, and a door leads directly to the conservatory as well as the adjoining garage/utility area, which includes further storage, plumbing for laundry appliances, and a rear personnel door.

There are two generously sized double bedrooms, both positioned at the front of the property and benefitting from bay windows and fitted wardrobes. The master bedroom enjoys the use of a modern en-suite shower room with a corner shower cubicle, pedestal wash hand basin, and low-level WC. The main bathroom is particularly spacious and features a contemporary suite comprising a corner bath, pedestal wash basin, and low-level WC, with part-tiled walls and neutral décor throughout.

The rear garden is a true highlight—beautifully maintained, mainly laid to lawn, and fully enclosed with a combination of high brick walling and timber



fencing. A shaped patio wraps around the rear of the bungalow and conservatory, ideal for outdoor dining. A decorative circular













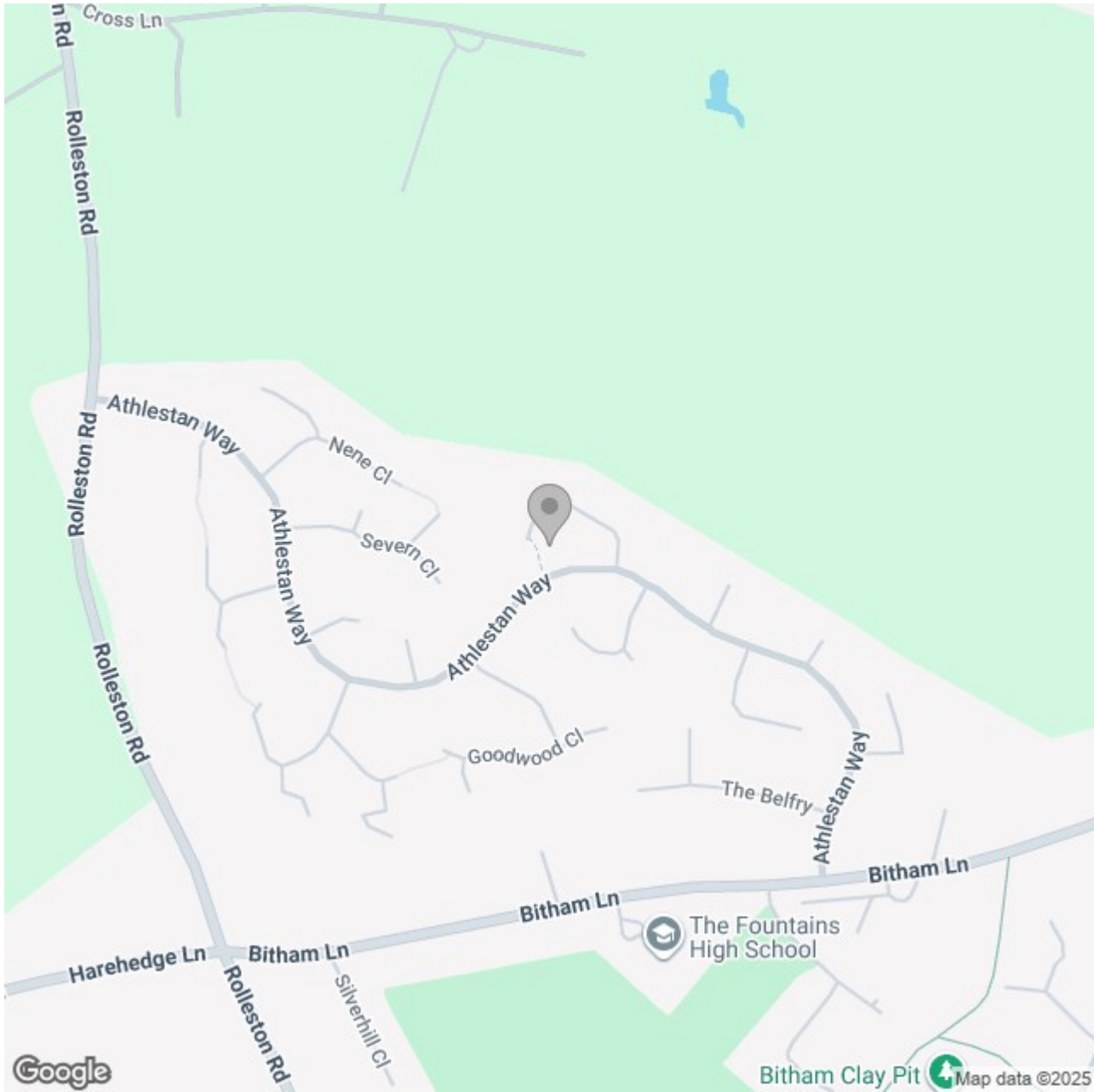
Approximate total area⁽¹⁾

115.8 m²
1246 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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