





A well presented two bedroom detached bungalow, occupying a generous plot with a good level of privacy and ample off-street parking leading to a detached garage. The property offers well-proportioned accommodation throughout, including a spacious living room, modern fitted kitchen and a conservatory overlooking the rear garden. Ideal for those looking to downsize or for buyers seeking single-storey living, the home is conveniently positioned with access to local amenities and transport links.



Accommodation

The property is entered via a welcoming entrance hallway, providing access to all principal rooms.

Positioned to the front of the property is a spacious living room, featuring a bay window allowing for plenty of natural light and ample space for a full range of living furniture.

The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces, integrated oven, hob and extractor, along with space for additional appliances. A door leads through to the conservatory, which provides a versatile additional reception space with direct access out to the rear garden.

There are two well-proportioned bedrooms, with the master bedroom located to the rear of the property and offering generous space for bedroom furniture. The second bedroom is also a good size bedroom.

The wet room is fitted with a three-piece suite, including a walk-in shower, wash hand basin and low-level WC, finished with tiled walls.

Outside

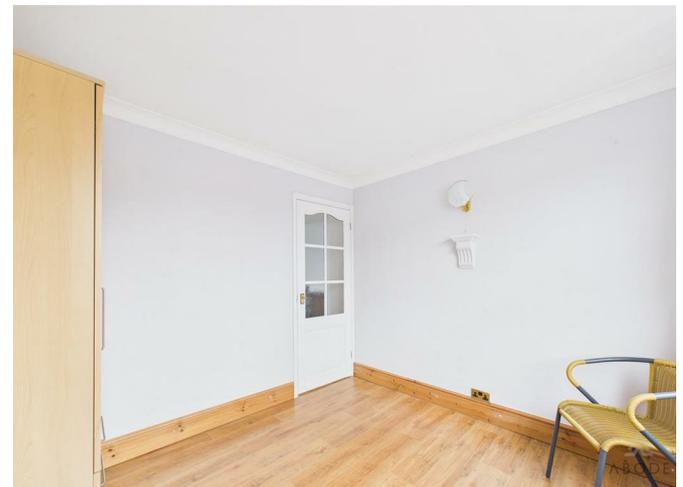
The property sits on a generous plot with a block-paved driveway to the front and side providing ample off-street parking, leading to a detached garage.

To the rear is an enclosed garden, predominantly



laid to paving for ease of maintenance, along with a useful outbuilding and garden shed. The space offers potential for further landscaping if desired and provides a private outdoor seating area.



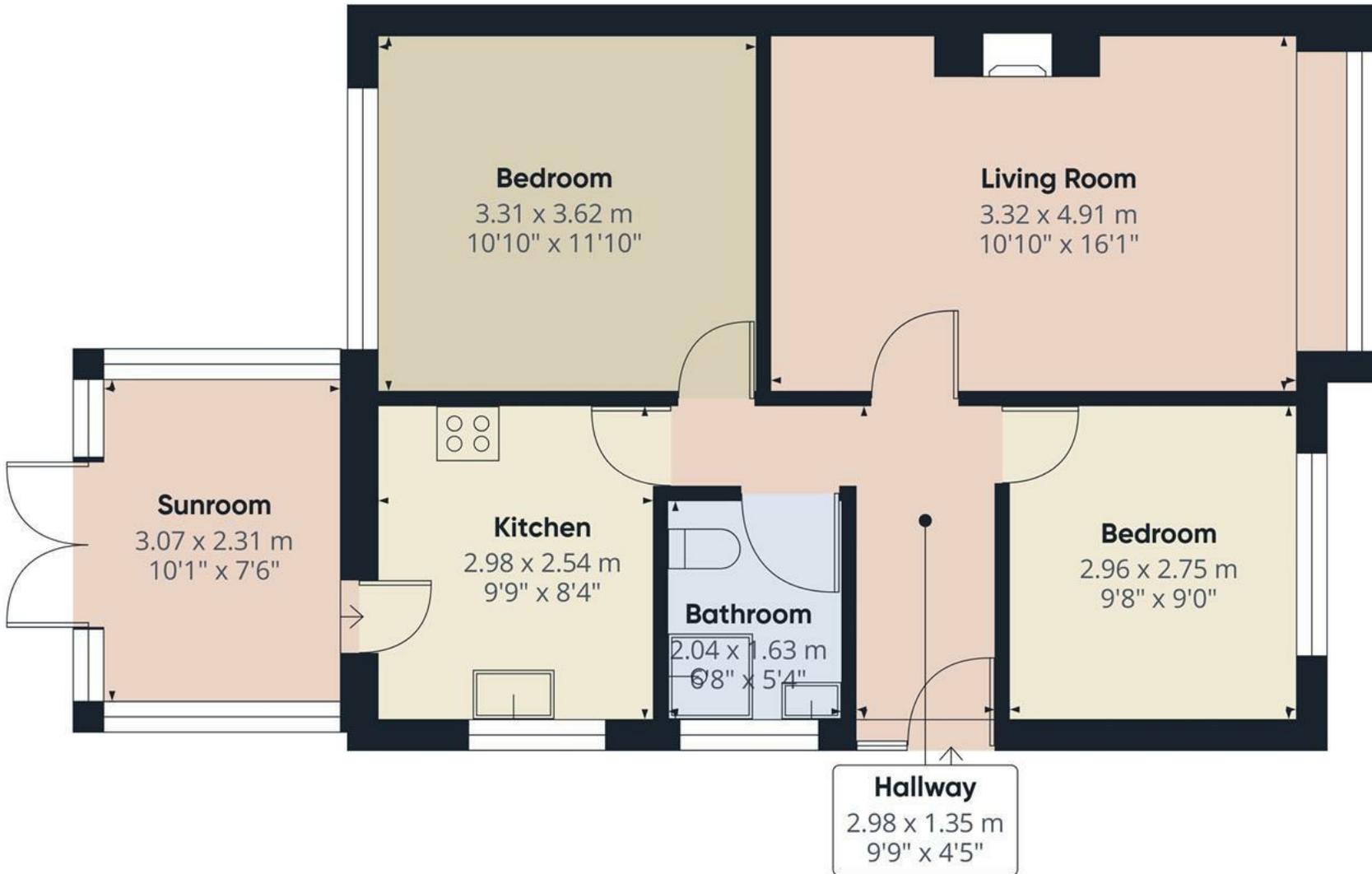












Approximate total area⁽¹⁾

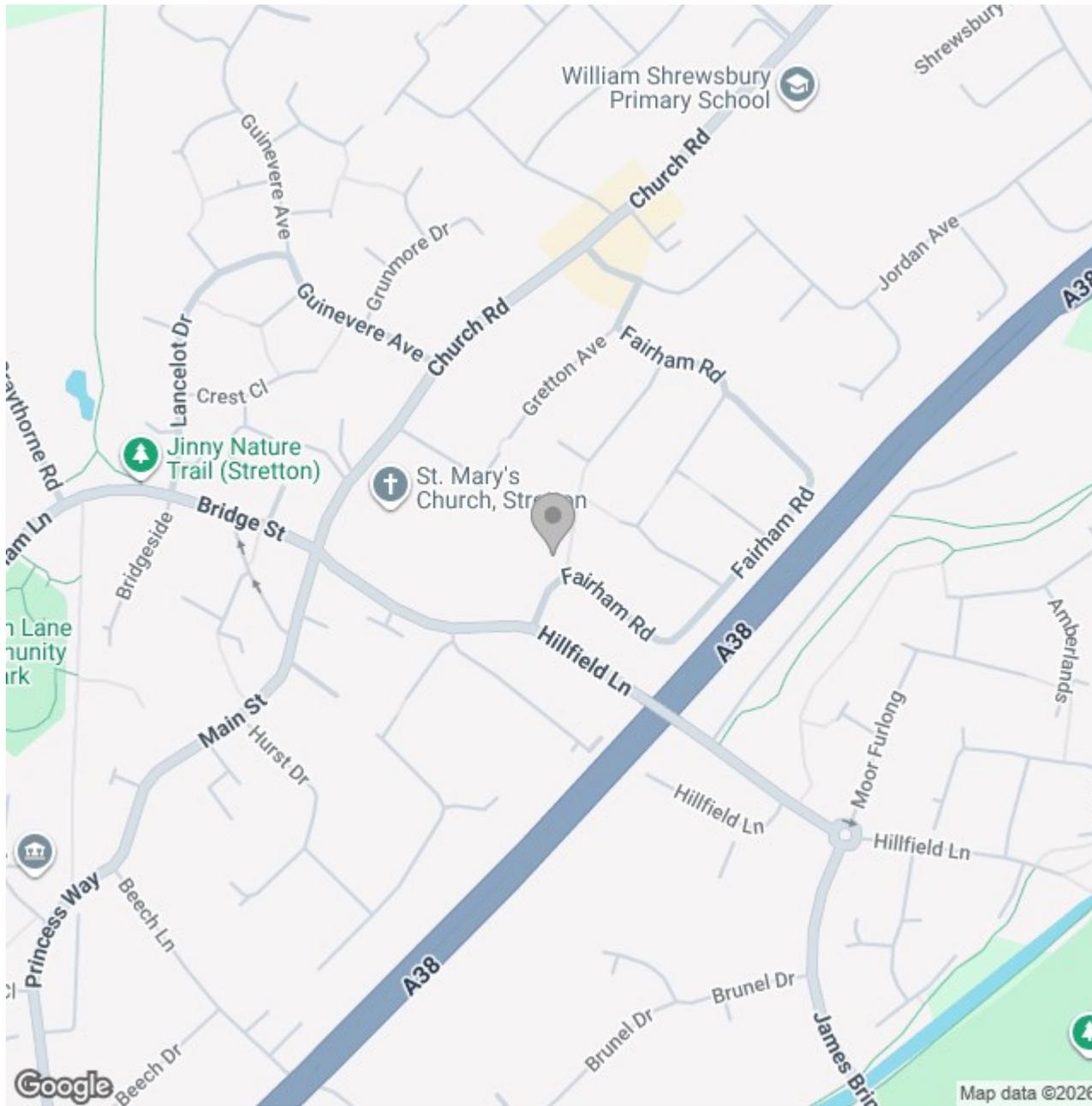
61.2 m²
658 ft²

(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	