



 **4**  
Bedrooms

 **2**  
Bathrooms



We are pleased to offer for sale this 4 bedroom semi detached bungalow which has been refurbished throughout and is therefore offered in immaculate condition. The ground floor benefits from 2 large reception rooms, a fully fitted kitchen with integrated appliances, bedroom/study and fully tiled bathroom. On the first floor there are 3 spacious bedrooms and a fully tiled shower room.

Externally there is a large rear garden and off street parking.

Other features include new carpets or hard wood flooring throughout, gas central heating and double glazing.

Located in a quiet location close to various nature reserves and local parks as well as transport links, shops and other convenient amenities.

Offered in immaculate condition and chain free the property is available for immediate occupation and a viewing is highly recommended.

**Front Porch** 1.20m x 0.80m (47' 3" x 31' 6" )

Upvc double glazed door into front porch, wood laminate flooring, door to reception

**Reception** 3.70m x 3.20m (145' 8" x 125' 12" )

Window to front, access to all ground floor rooms, wood laminate flooring, opening to kitchen and second reception

**2nd Reception** 4.40m x 3.20m (173' 3" x 125' 12" )

Window to front, wood laminate flooring,

**Kitchen** 4.50m x 2.20m (177' 2" x 86' 7" )

Range of base and wall units with integrated appliances, door to rear garden, single sink and drainer, electric oven and gas hob, tiled flooring, window to rear. Stairs to first floor landing

**Bedroom / Study** 3.10m x 2.80m (122' 1" x 110' 3" )

Wood laminate flooring, patio doors to garden

**Bathroom** 2.00m x 1.80m (78' 9" x 70' 10" )

Tiled walls, tiled floors, panel bath, low flush wc, hand basin, window to rear

**1st Floor Landing** 4.60m x 1.60m (181' 1" x 62' 12" )

Window to rear, carpeted, doors to all rooms

**Bedroom 1** 4.20m x 4.00m (165' 4" x 157' 6" )

Carpeted, velux windows

**Bedroom 2** 3.10m x 2.90m (122' 1" x 114' 2" )

Carpeted, window to front

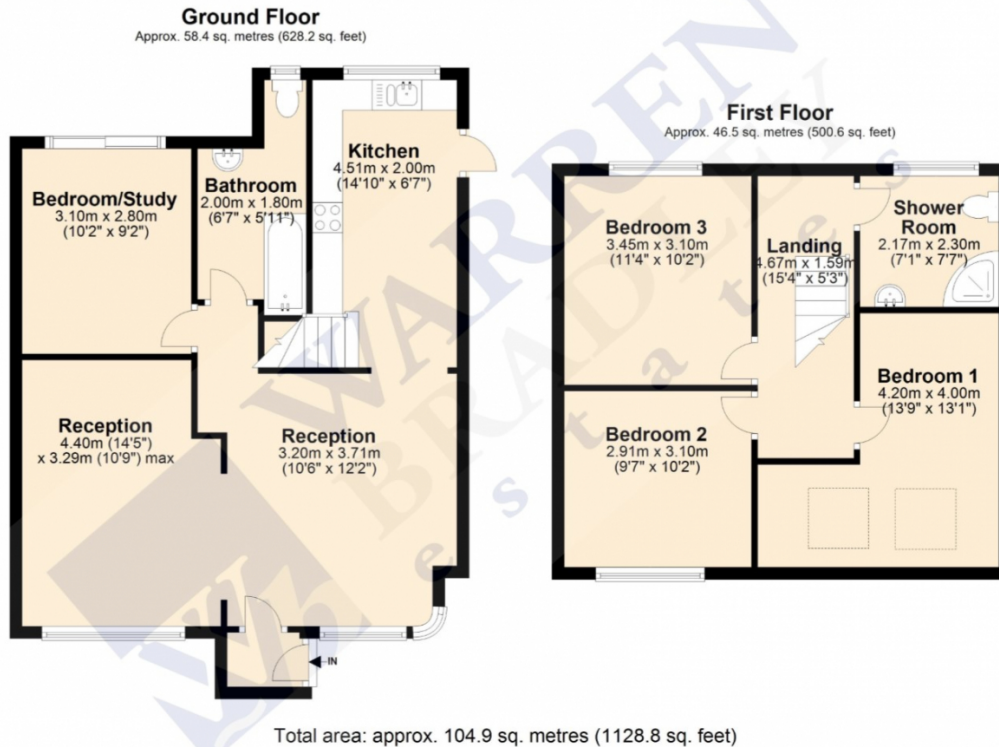
**Bedroom 3** *3.40m x 3.10m (113' 10" x 122' 1" )*


Carpeted, window to rear

**External**

Rear Garden, Off street parking

**Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.