



2

Bedrooms



2

Bathrooms



Rare to the market is this BRAND NEW two bedroom bungalow which is offered in exceptional condition and benefits from a huge lounge which leads to a modern fully fitted kitchen, two bedrooms one with ensuite shower room, a fully tiled family bathroom with separate shower cubicle, wood flooring, under floor heating throughout, gas central heating and double glazing.

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

Another great feature is the access to a huge loft space which has electrics and plumbing therefore an extension may be possible subject to planning permission. Alternatively it can be used for storage.

Offered chain free.

Entrance Hall 8.00m x 1.60m (26.25ft x 5.25ft)

Upvc door, wood flooring, doors to all rooms, leading to reception room

Reception Room 4.80m x 3.00m (15.75ft x 9.84ft)

Wood flooring, windows to side, patio door to garden, opening to kitchen

Kitchen 3.40m x 2.40m (11.15ft x 7.87ft)

Tiled floor, window to side, range of base and wall units, integrated appliances, single sink and drainer

Bedroom 1 4.00m x 3.40m (13.12ft x 11.15ft)

Wood flooring, window to front, door to ensuite shower room

Ensuite Shower Room 1.90m x 1.30m (6.23ft x 4.27ft)

Tiled floor, enclosed shower cubicle, low flush wc, hand basin,

Bedroom 2 3.00m x 2.30m (9.84ft x 7.55ft)

Wood Flooring, window to side,

Bathroom 3.40m x 2.00m (11.15ft x 6.56ft)

Tiled floor, window to side, shower cubicle, panel bath, low flush wc, hand basin

Utility Room 1.80m x 1.30m (5.91ft x 4.27ft)

Wood Flooring, pull down staircase access to the loft

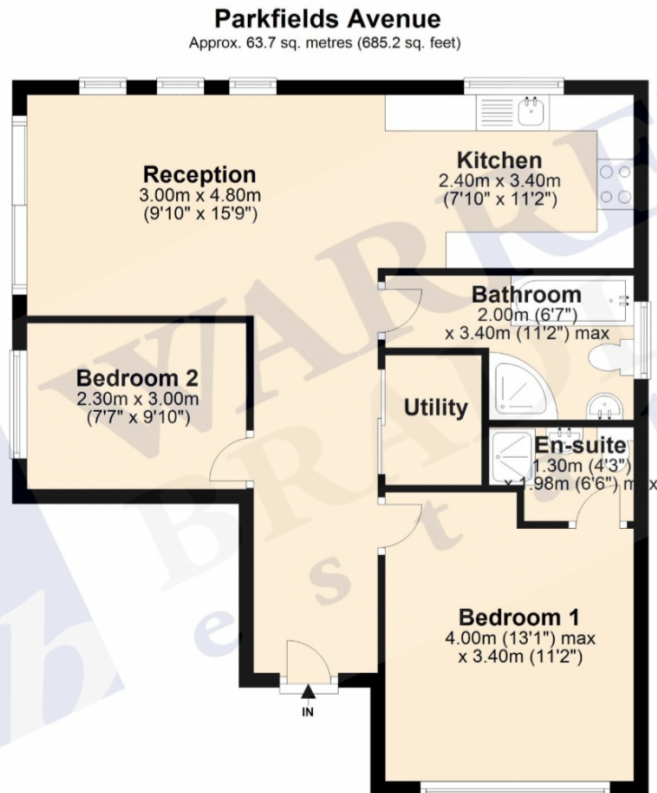
Rear Garden 10.00m x 8.00m (32.81ft x 26.25ft)

Lawn with patio area and side access to front of house

Parking

Off street parking for 1 car

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.