



Bridgnorth WV15 6BW

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EXCLUSIVE



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Ahead of its secluded approach this four bedroom detached bungalow is positioned off a private lane with a large driveway, entrance porch and garage store. Continuing through its welcoming reception hall later leads to a beautiful open plan kitchen family room with double glazed bi fold doors to the rear garden and a separate utility. There are two generous size en suite bedrooms, a further two bedrooms and a contemporary bathroom. The property is complete with under floor heating via an air source heat pump. The rear garden is mostly laid to lawn with a decked area and outdoor lighting. With access to Wolverhampton City, Telford and pretty market Town Bridgnorth, prospective purchasers have the luxury of an array of amenities for convenience whilst falling alongside nearby country trails.





Front Of The Property

With a block paved driveway, decorative chipping stones and a path to the front door.

Porch

With a double glazed door to front, recessed spotlights and a door to the reception hall.

Reception Hall

With a door from the entrance porch, airing cupboard and doors to rooms.

Kitchen Family Room

32'11" x 13'10"

Open plan living with fitted wall and base units, quartz work surfaces with matching splashback, belfast two bowl sink, integrated double oven, induction hob, extractor fan above, integrated microwave and dishwasher, space for american fridge freezer, space for fridge freezer, recessed spotlights, double glazed window to front, opening to a living area with double glazed bi fold doors to the rear garden and further doors to rooms.

Utility

6'6" x 5'6"

With a door from the kitchen, fitted base units, plumbing for washing machine, space for tumble dryer, double glazed window to front, sink and drainer.



Bedroom Four

15'1" x 9'3"

With a door from the kitchen, door to en suite and a double glazed window to rear.

En Suite

With a door from bedroom four, bath with shower attachment, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights and extractor fan.

Master Bedroom

14'5" x 15'5"

With a door from the reception hall, door to en suite and a double glazed window to front.

En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor fan and a double glazed window to side.

Bedroom Two

11'1" x 13'3"

With a door from the reception hall and a double glazed window to rear.

**Bedroom Three**

13'6" x 8'5"

With a door from the reception hall and a double glazed window to rear.

Bathroom

With a door from the reception hall, bath with shower attachment, shower cubicle, WC, wash hand basin set into vanity unit, tiled walls and floor, recessed spotlights, extractor fan and a double glazed window to side.

Garden

With double glazed bi fold doors from the kitchen to decking, lawn beyond, gated side access and outdoor lighting.

Garage Store

4'8" x 9'3"

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	83	
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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