







\*\*\*\* IMMACULATE HOME \*\*\*\*  
 FULLY MODERNISED DETACHED  
 BUNGALOW \*\*\*\* This is a great  
 opportunity to purchase a well  
 presented property in a popular  
 location and close to local  
 amenities. In brief the property  
 offers a hall, lounge, dining  
 area with doors onto the  
 garden. Fitted kitchen with  
 utility room, two good size  
 bedrooms and a modern  
 shower room. Ample parking  
 and double gates to the  
 enclosed rear garden. CUL DE  
 SAC LOCATION. \*\*\*\* INTERNAL  
 VIEWING IS HIGHLY  
 RECOMMENDED \*\*\*\*





## HALL

Side entrance door into the hall with a radiator and doors to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit.

## UTILITY ROOM

## LOUNGE DINER

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## SHOWER ROOM

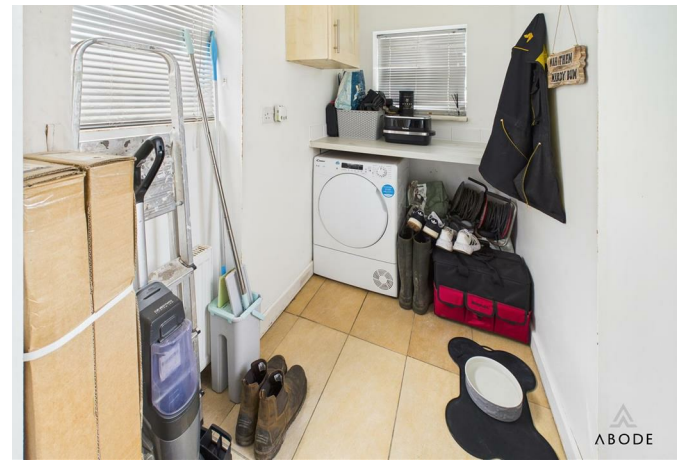
Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, chrome ladder style radiator and upvc double glazed window.

## OUTSIDE

Side drive down to gates leading into the enclosed rear garden offering a lawn and seating areas.





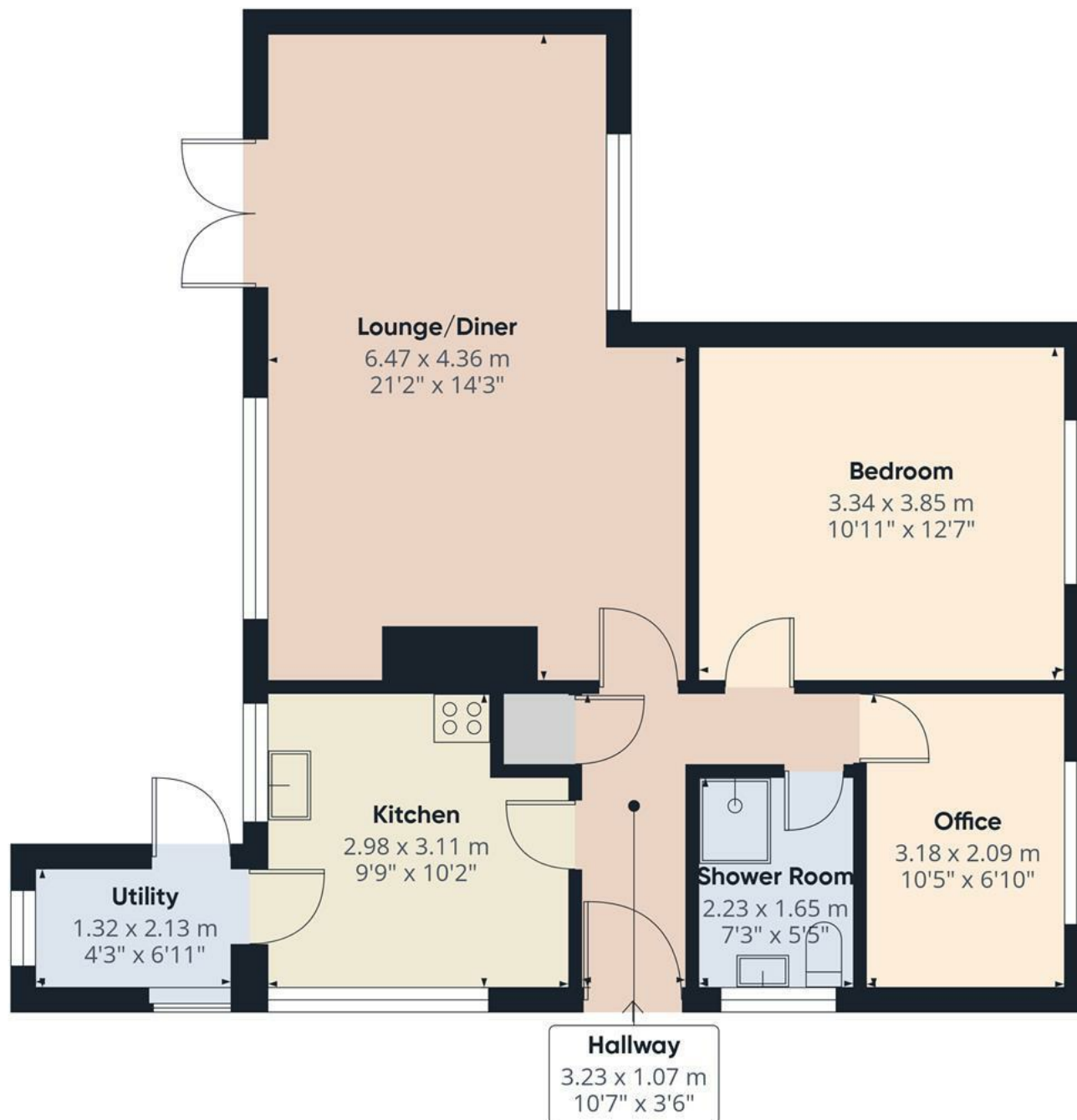












**Approximate total area<sup>(1)</sup>**  
67.6 m<sup>2</sup>  
727 ft<sup>2</sup>

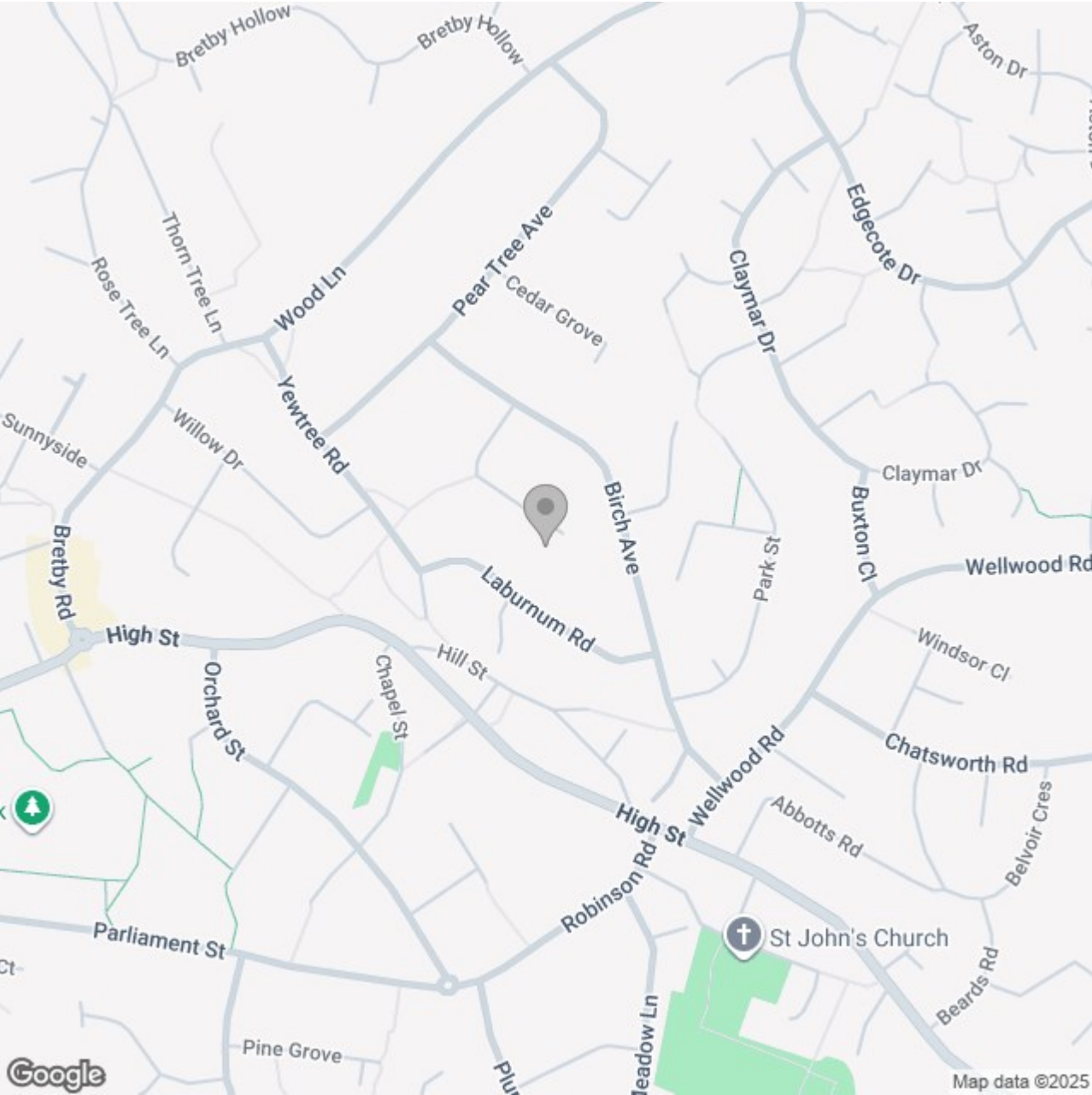
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 