





Suitable for buyers seeking a home capable of accommodating multi-generational living or flexible working from home, this relatively unique residence offers spacious and versatile accommodation and is maintained to a wonderful standard throughout.

The property benefits from ample off-road parking for numerous vehicles and is conveniently located within easy reach of local amenities, including local schools, and everyday facilities, while the town centre and its wider range of amenities are also close by.

The main bungalow offers three double bedrooms, generous kitchen/diner and spacious reception room with versatile study/games room.

In addition to the main residence, the property benefits from self-contained annex accommodation, offering further flexibility for extended family living or guest accommodation.

Overall, this is a rare opportunity to acquire a versatile home offering adaptable living space, excellent practicality, and a convenient location, and early viewing is strongly recommended.



## Entrance Hallway

A welcoming and spacious reception hallway providing access to the principal living accommodation and bedrooms. The space features a Cotswolds-style feature wall with picture rail and coat hooks, along with a useful built-in cloaks cupboard with shelving and hanging space. A uPVC double glazed window to the front elevation allows natural light to enter the space, complemented by two central heating radiators. Internal doors lead to the main living areas.

## Kitchen/Diner

The kitchen enjoys two uPVC double glazed windows to the side elevations and offers a practical dining space. Fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block effect work surfaces and tiled splashbacks. The kitchen incorporates a one and a half bowl stainless steel sink with mixer tap, with space for additional freestanding appliances. Ceiling spotlights provide modern lighting, and an internal door leads to the side hall.

## Side Hallway

Providing useful secondary access via a uPVC double glazed side door, the side hall also benefits from a frosted uPVC double glazed window, a central heating radiator, and a practical storage area. Doors lead to the playroom and utility room.

## Study

A versatile room with a uPVC double glazed window to the side elevation and central heating radiator. With telephone and TV points, this room is ideal as a children's playroom, games room, or additional reception space.



## Utility Room

A practical utility area with a uPVC double glazed window to the front elevation. Fitted with base level storage cupboards and wood block effect work surfaces, along with plumbing for under-counter appliances. The room also houses the Worcester Bosch gas central heating boiler, electrical consumer unit, electric meter, and carbon monoxide detector, with loft access via hatch.







### Lounge

A bright and comfortable living room featuring three uPVC double glazed windows to the rear and side elevations, allowing excellent natural light. The room also benefits from two central heating radiators and a TV aerial point.

### Bedroom One

A well-proportioned bedroom with a uPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and a feature panelled wall.

### Bedroom Two

Overlooking the rear elevation via a uPVC double glazed window, this bedroom includes a central heating radiator, loft access, and a built-in wardrobe with hanging rail and shelving.

### Bedroom Three

A comfortable third bedroom with a uPVC double glazed window to the front elevation and central heating radiator.



### Family Bathroom

The bathroom features a three-piece suite comprising a low-level WC, wash hand basin, and bath with shower over and glass screen. Complementary wall tiling enhances the space, alongside a central heating radiator and corner storage cupboard. A frosted uPVC double glazed window to the front elevation provides natural light and privacy.





## **Annex Bungalow**

The property also benefits from a self-contained annex, offering flexible accommodation for extended family, guests, or potential independent living (subject to a relevant occupancy conditions).

### **Open Plan Living/Dining Kitchen**

Undoubtedly the hub of the annex, this open-plan living, dining, and kitchen space enjoys excellent natural light from four uPVC double glazed windows to the front and side elevations. The kitchen is fitted with a range of base and eye-level storage cupboards and drawers with work surfaces, incorporating an electric hob with built-in extraction, composite sink with mixer tap, and oven and grill. There is also space for additional appliances, two electric radiators, TV aerial point, and loft access.

### **Conservatory**

A bright additional living space with uPVC double glazed windows to all elevations and a uPVC double glazed entrance door. The solid insulated roof helps regulate temperature, creating a comfortable year-round room ideal as a second sitting room, dining area, or playroom.

### **Inner Hallway**

Connecting the annex rooms, the hallway features an electric radiator, light tunnel for natural light, loft access, and useful storage space.

### **Shower Room**

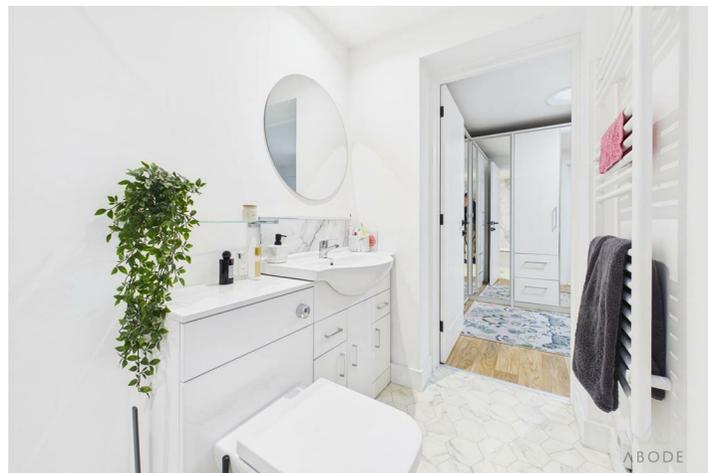
The shower room comprises a low-level WC with continental flush, vanity wash hand basin, and a double walk-in shower with glass screen and wall boarding. Additional features include a heated towel radiator, extractor fan, and light tunnel with spot lighting.

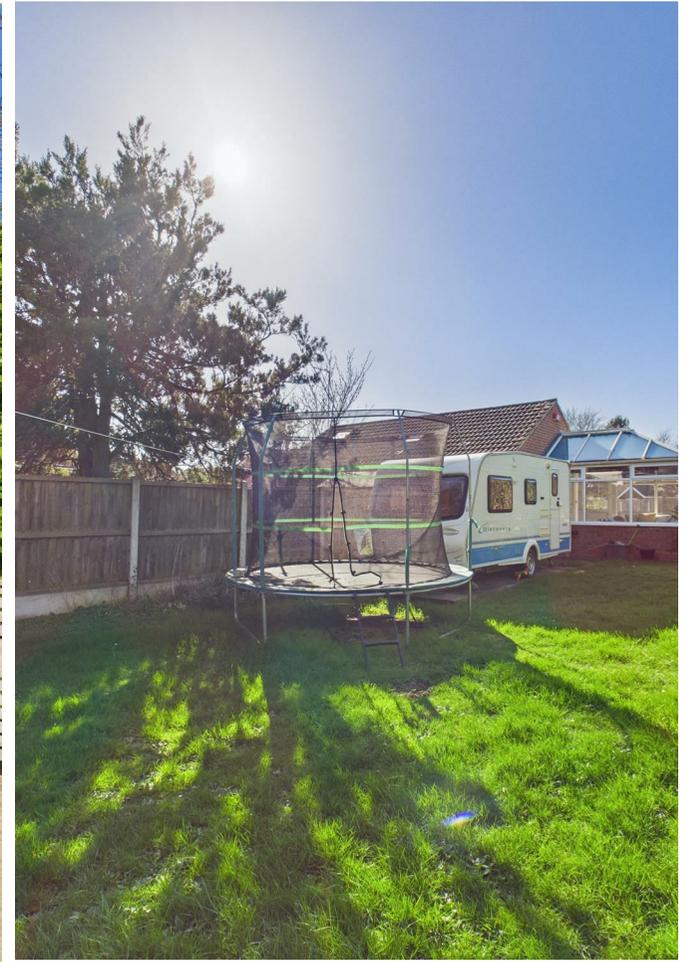
### **Bedroom**

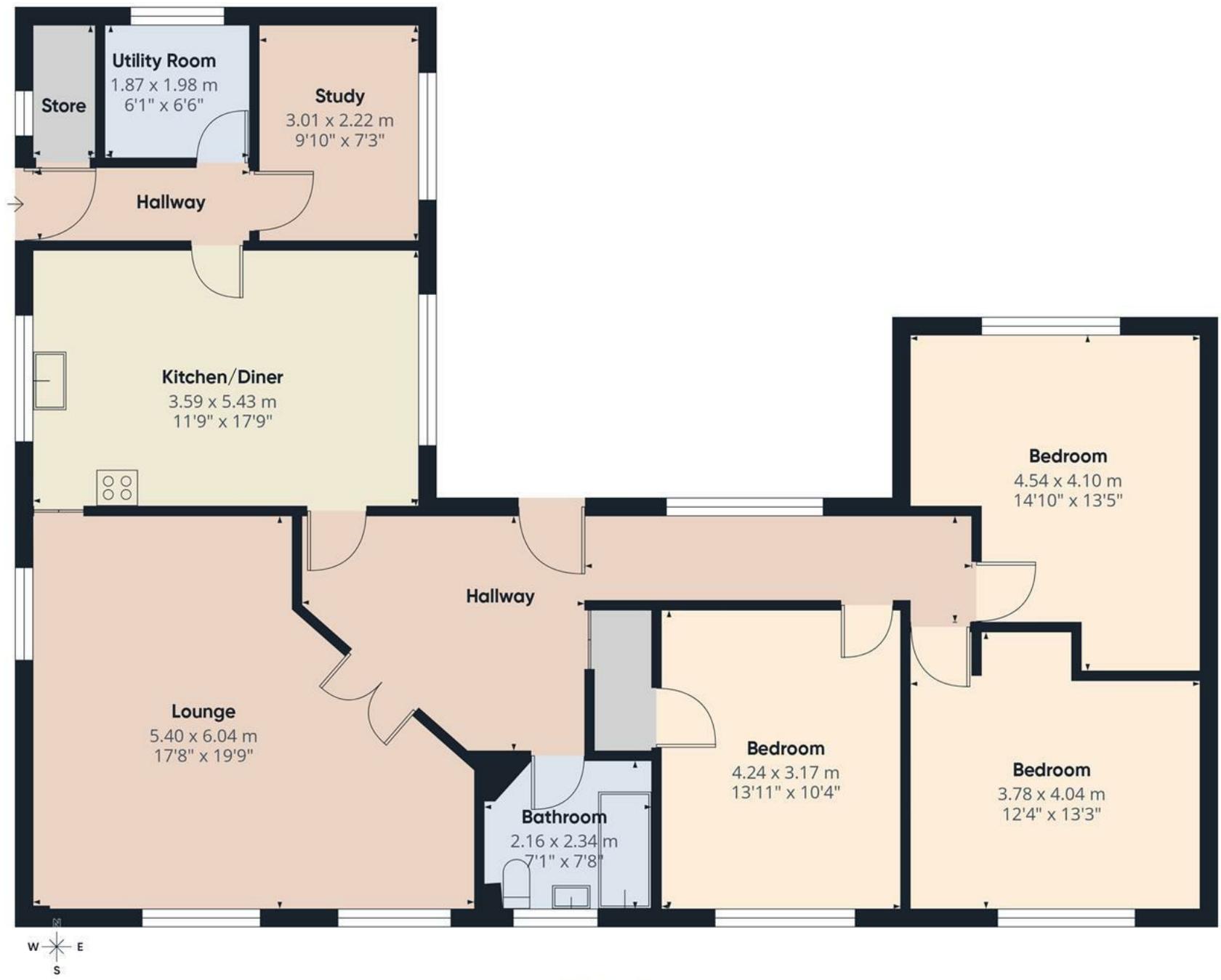
A comfortable bedroom with two uPVC double glazed windows to the front and side elevations, electric radiator, and loft access.











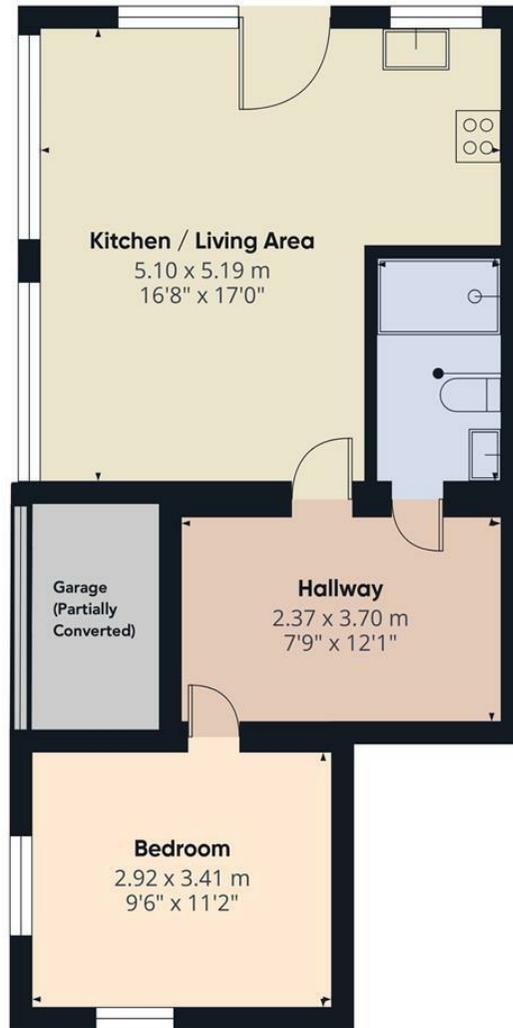
**Approximate total area<sup>(1)</sup>**  
127.3 m<sup>2</sup>  
1370 ft<sup>2</sup>

(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.

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Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
44.9 m<sup>2</sup>  
484 ft<sup>2</sup>

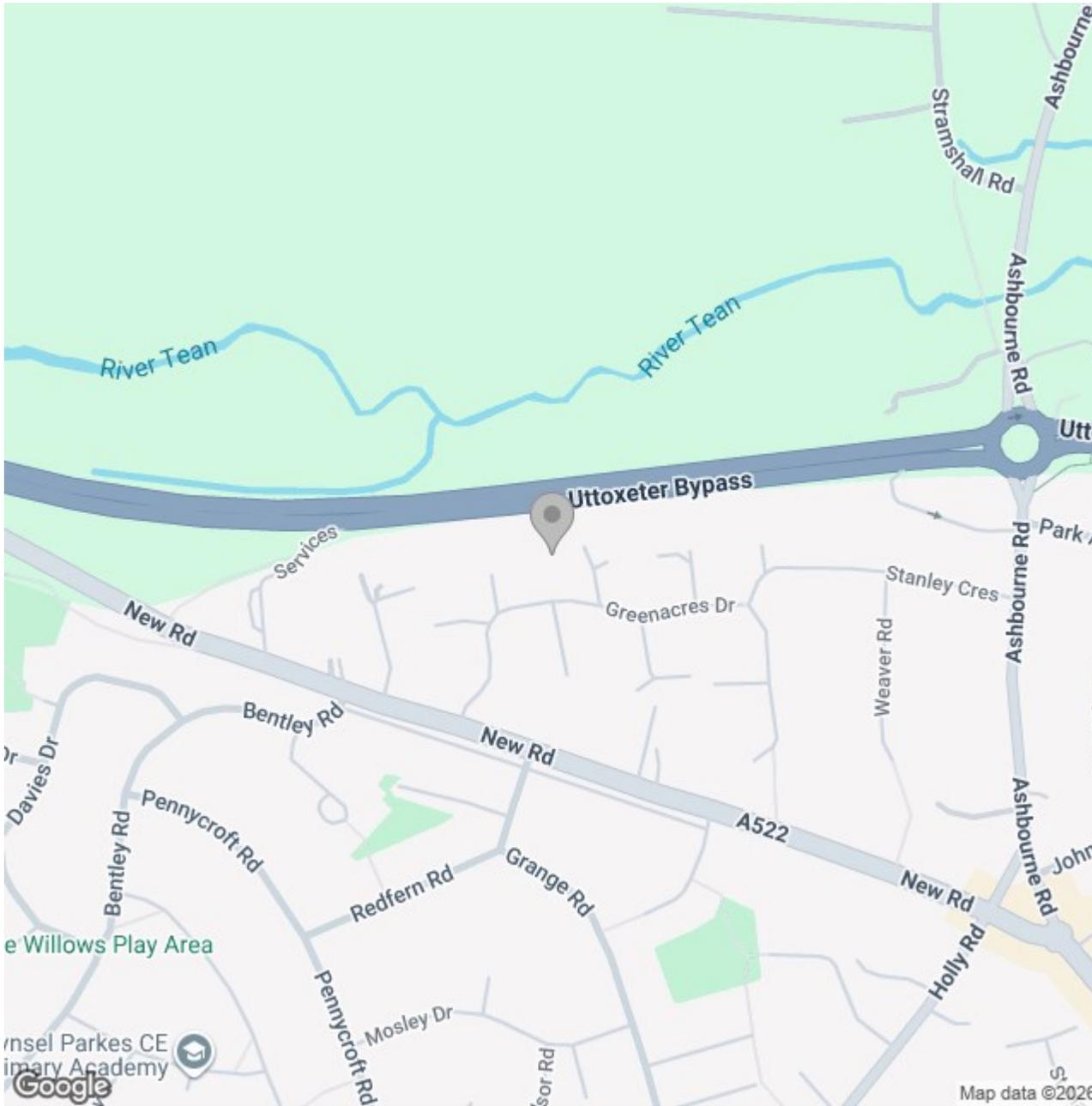
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>88</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	