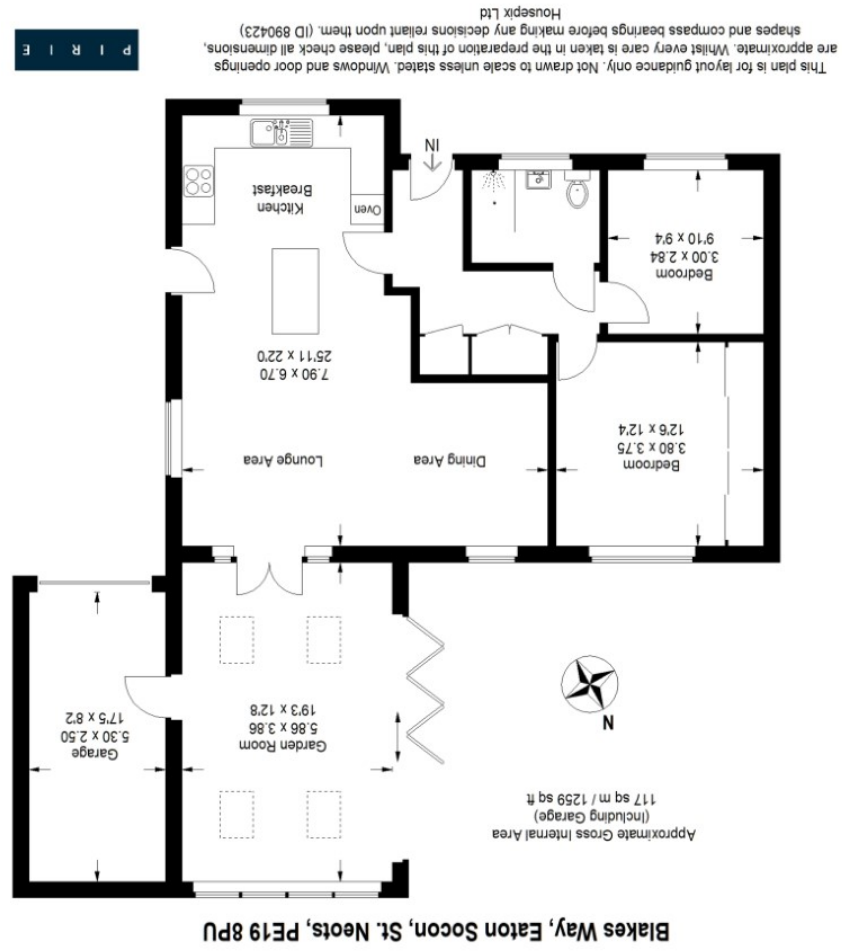


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





- Beautifully presented DETACHED two bedroom Bungalow
- Refitted Shower Room / Wet room
- Garage and Driveway.
- Luxury refitted Kitchen area with built in appliances leading to spacious open plan lounge and dining area
- 19ft All Weather garden Room / Sitting Room
- Corner Plot with private rear garden

**Entrance Hall**

Approached via double glazed entrance door to front aspect, laminate wood flooring, Radiator, sunken halogen spot lighting to ceiling, smoke detector, built in storage cupboard housing central heating boiler, built in double cloaks cupboard, access to loft space, central heating thermostat. Doors leading off to Kitchen, Bedrooms and Shower Room.

**Kitchen Area**

3.72m x 3.61m (12' 2" x 11' 10"). Double glazed window to front aspect and double glazed door to side aspect. A luxury refitted white Hi Gloss kitchen with inset one and half bowl sink unit with cupboards under. A range of base and wall mounted storage cupboards and drawer units. Integrated appliances to include electric hob with extractor hood over, fan assisted electric oven, fridge freezer, dishwasher and automatic washing machine. Central moveable matching island with breakfast bar area, laminate wood flooring.

**Open Plan Lounge and Dining Area**

6.72m x 4.68m narrowing to 3.1m (22' 1" x 15' 4" narrowing to 10' 2"). Double glazed window to rear aspect and double glazed French doors with side panels leading out to garden room/sitting room. Laminate wood flooring, radiator, television point, radiators, sunken halogen spot lighting to ceiling.

**Garden Room / Sitting Room**

5.93m x 3.9m (19' 5" x 12' 10") , A beautiful All Weather sitting area with bi fold doors leading to the rear garden with fitted internal blinds, skylight windows, tiled floor with under floor heating. Door leading through to the Garage.

**Bedroom One**

3.74m x 3.17m plus depth of fitted wardrobes (12' 3" x 10' 5"). Double glazed window to rear aspect, radiator, a range of sliding door fitted wardrobes extending one wall offering hanging and shelved storage space.

**Bedroom Two**

3.05m x 2.84m (10' 0" x 9' 4"). Double glazed window to front aspect, radiator.

**Shower Room / Wet Room**

Double glazed window to front aspect. Refitted white suite with shower area and shower screen, vanity wash hand basin, low level WC, fully tiled floor, fully tiled walls, chrome heated towel rail

**Outside**

**Garage and Driveway**

A single brick built garage with electric roller shutter door, power and light connected. The garage is approached by driveway which offers additional off road parking.

**Garden**

The bungalow is situated on a corner plot with open plan front lawn area and side gated pedestrian access. The rear garden is fence enclosed with lawn area, paved patio area, flower and shrub borders and timber storage shed

