

## 9 Station Road, Dunton Bassett, LE17 5LG



**£485,000**

Located on Station Road in the village of Dunton Bassett, this delightful three-bedroom detached dormer bungalow offers a splendid opportunity for families in search of a spacious and adaptable home. Set on a generous plot, the property greets you with a welcoming porch that leads into a bright and airy hallway. The lounge is a particular highlight, featuring patio doors that open directly into the private garden, creating a seamless connection between indoor and outdoor living. At the heart of the home lies a well-appointed dining kitchen, complete with an inglenook that houses an electric 'Everhot' oven and is fitted with elegant oak cabinets, making it a perfect space for culinary enthusiasts. Adjacent to the kitchen, an open-plan snug area provides an inviting space for relaxation or entertaining guests. The ground floor also boasts a comfortable double bedroom with fitted wardrobes, alongside a well-equipped bathroom featuring a shower over the bath. As you ascend to the first floor, you will discover another double bedroom and a single bedroom, both with fitted wardrobes, ensuring ample storage for all your needs. A convenient shower room completes this level, providing additional facilities for family and guests alike. The garden is truly a standout feature, offering a private retreat with far-reaching views over picturesque fields, making it an ideal space for outdoor activities or simply enjoying the surroundings. The property is complemented by a spacious driveway that provides ample off-road parking for multiple vehicles, along with a double garage that includes a useful store room at the rear and electric doors for added convenience. Additionally, the bungalow is equipped with solar panels, enhancing its energy efficiency. This property is a perfect canvas for those looking to personalise their living space and truly make it their own. With its desirable location and generous features, this home is not to be missed.

*Service without compromise*

# ADAMS & JONES

## Porch 3'11" x 7'9" (1.19m x 2.36m)

Enter into the useful porch through a Upvc door where you will find quarry tiled flooring and a door opening into the main hallway.

## Hallway 12'9" x 9'3"(max) (3.89m x 2.82m(max) )



Enter into the spacious hall where you will find the staircase rising to the first floor accommodation.

## Lounge 23'(max) 19'8"(min) x 18' (7.01m(max) 5.99m(min) x 5.49m)



This spacious lounge has a stone fireplace housing a coal effect gas fire. Dual side aspect windows and a set of French doors open into the garden.

## Lounge (Photo Two)



## Breakfast Kitchen 16'7" x 11'5" (5.05m x 3.48m)



Fitted with a wide range of oak fronted cabinets and complimenting surfaces. stainless steel sink unit with mixer taps. Eye-level double ovens, gas hob and extractor canopy. There is a separate electric range cooker which has three ovens and hot plates set into an inglenook. There is space for a dishwasher and fridge. Dual side aspect windows and a large window overlooks the garden. A door gives access to the covered passageway which leads to the garage, garden and also the front of the property.



Breakfast Kitchen ( Photo Two )



Snug / Dining Room 11'5" x 15'2" (3.48m x 4.62m)



Everhot Oven



This flexible room is open plan to the breakfast kitchen and has a bow window to the front aspect and a door opening into the hallway. There is a wall mounted electric air conditioning/ heating unit. .

Snug/Dining Room (Photo Two)



Bedroom One 15'5" x 10'2" (4.70m x 3.10m)



A ground floor double bedroom with a range of built-in wardrobes, drawer units and dressing table. There is a bow window to the front aspect.

Bedroom One (Photo Two)



Bathroom 7'5" x 6'6" (2.26m x 1.98m)



The ground floor bathroom is fitted with a low level WC. Pedestal wash hand basin. Bath with a Mira electric shower and side screen. Chrome heated towel rail. Ceramic wall tiles and dual opaque windows to the rear aspect.

Bathroom ( Photo Two )





Landing 10' x 6'6" (min) 10'(max) (3.05m x 1.98m (min) 3.05m(max))



The landing has a door giving access to spacious under-eaves storage and internal doors to the bedrooms and shower room.

Bedroom Two 11'8" x 11'1" (3.56m x 3.38m)



A double bedroom with a built in mirror fronted double wardrobes and a window that overlooks the garden.

Bedroom Two (Photo Two)



Bedroom Three 11'1" x 6'11" (3.38m x 2.11m)



A single bedroom with built in double wardrobe and a window that overlooks the garden.

Bedroom Three (Photo Two)



Shower Room 7'5" x 6'6" (2.26m x 1.98m)



Fitted with a low level WC. Pedestal wash hand basin. Corner shower cubicle with 'Mira' electric shower. Ceramic wall tiles and a heated towel rail. Opaque glazed window to the rear aspect.

Shower Room (Photo Two)



Garden



The delightful mature garden is a rare find with far reaching rural view and privacy. Mainly laid to lawn with well stocked shrub borders and a vegetable plot complete with greenhouse and timber shed. The extensive patio is the perfect space to enjoy relaxing and entertaining in the summer months.

Garden (Photo Two)





Garden ( Photo Three )



Rear Aspect



Double Garage 21'5" x 20'8" (6.53m x 6.30m)



Two electric doors to the front. Power and light is connected. The solar battery and the converter is mounted on the wall.

Outside and Parking



Set on a generous plot and framed by immaculate hedging, the garden is laid to lawn with well stocked shrub beds and the tarmacadam drive provides excellent parking for numerous vehicles.

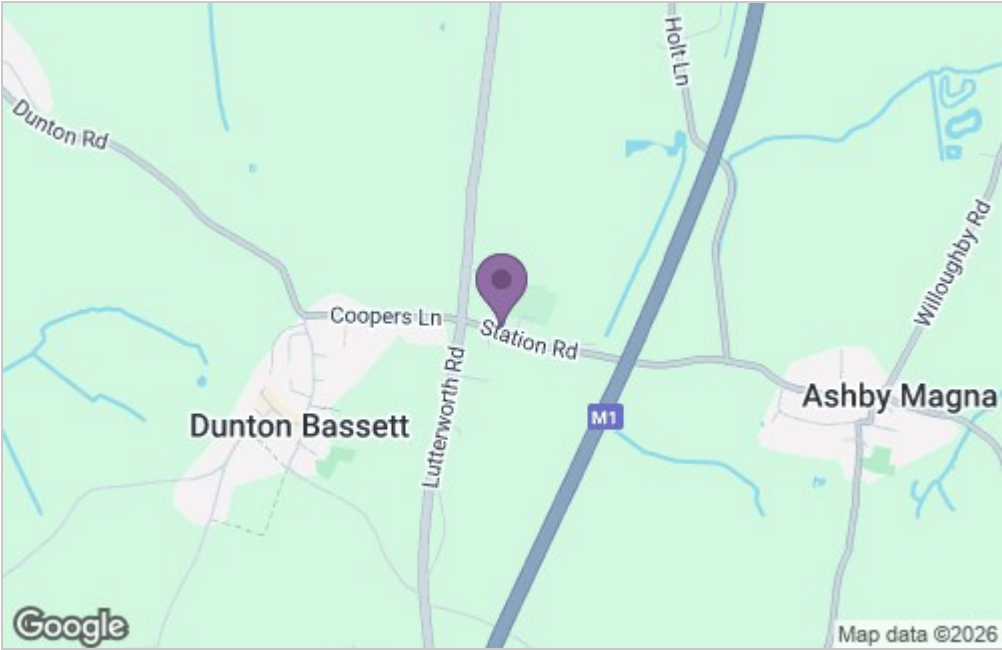
Store Room/ Office 8'2" x 10'8" (2.49m x 3.25m)

Accessed from the back of the garage this useful room has a window to the rear aspect and a door opening into the garden. Power and light is connected.

Floor Plan



Area Map



Energy Efficiency Graph

