

20 Western Drive, Claybrooke Parva, LE17 5AG



£325,000

Situated in the tranquil village of Claybrooke Parva, this charming detached bungalow on Western Drive offers a delightful blend of modern living and serene surroundings. With a well-thought-out open plan layout, the property features a contemporary kitchen, lounge, and dining area that is perfect for both relaxation and entertaining. The kitchen is equipped with integrated appliances and a convenient breakfast bar, making it a joy to cook and dine. The lounge is enhanced by a multi-fuel stove, creating a warm and inviting atmosphere, while the dining area provides an excellent space for gatherings with family and friends. Natural light floods the open plan living area through three sets of French doors, which lead out to a sunny, private garden, ideal for enjoying the outdoors. This bungalow comprises two spacious double bedrooms, ensuring ample space for rest and relaxation. A modern shower room adds to the convenience of this lovely home. The south-facing garden offers a peaceful retreat, perfect for enjoying sunny days, while the front of the property boasts a garage and plenty of off-road parking, catering to your practical needs. This property is a wonderful opportunity for those seeking a comfortable and stylish home in a quiet village setting. With its modern amenities and inviting atmosphere, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful bungalow your own.

Service without compromise

Porch 3'7" x 7'9" (1.09m x 2.36m)



Enter via a modern composite door where you will find oak flooring and ample space to hang your coats.

Cloakroom 4'72 x 3'7" (1.22m x 1.09m)



Fitted with a back to wall WC and a wash hand basin set onto a vanity unit. Ceramic floor tiles. Radiator. Opaque window.

Kitchen/Diner/Lounge 36'9 x 12'0 (11.20m x 3.66m)



The kitchen is fitted with a wide range of cream shaker style cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Double eye-level oven. Induction hob with extractor canopy. Integral dishwasher and washing machine. American fridge freezer. Breakfast bar seating. A set of French doors open onto the patio and a door gives access to the rear lobby. The open plan lounge area has a multi fuel stove and a set of French doors open onto the patio. The dining room is open plan from the lounge and is the perfect space to entertain friends and family with a set of French doors opening onto the patio. Solid oak flooring throughout.

Kitchen Photo



Kitchen Photo One



Dining Photo



Lounge Photo



Inner Hall



Lounge Photo Two



The hall has solid oak flooring and a radiator.

Service without compromise

Bedroom One 12'5 x 11'10 (3.78m x 3.61m)



A double bedroom with a window fitted with blinds to the front aspect and a radiator.

Bedroom One Photo One



Bedroom Two 9'5 x 9'1 (2.87m x 2.77m)



A double bedroom with clothes hanging space set into an alcove. Window with fitted blinds to the front aspect and a radiator.

Bedroom Two Photo One



Service without compromise

Shower Room 8'1 x 8'4 (2.46m x 2.54m)



Rear Garden



Fitted with a back to wall WC and wash hand basin set onto a bespoke set of cupboards. A large shower cubicle with a modern shower tower complete with head, handset and body jets. Ceramic wall and floor tiles. Chrome heated towel rail. Opaque window fitted with blinds.

The private south facing garden is easily maintained and is planted with an array of specimen trees including a spectacular palm tree. There is an extensive paved patio seating area with an attractive pergola and raised vegetable beds. Outside electric point ,outside tap and gated side access.

Shower Room Photo One



Garden Photo One





Garden Photo Two



Garden Photo Three



Outside & Parking



To the front you will find an extensive gravelled drive that provides ample off road parking and leads to the single garage .

Rear Lobby

A door from the rear of the property access the lobby area which has a cupboard that house the oil central heating boiler, a personal door to the garage and a further door to the kitchen.

Garage 16'4 x 8'0 (4.98m x 2.44m)

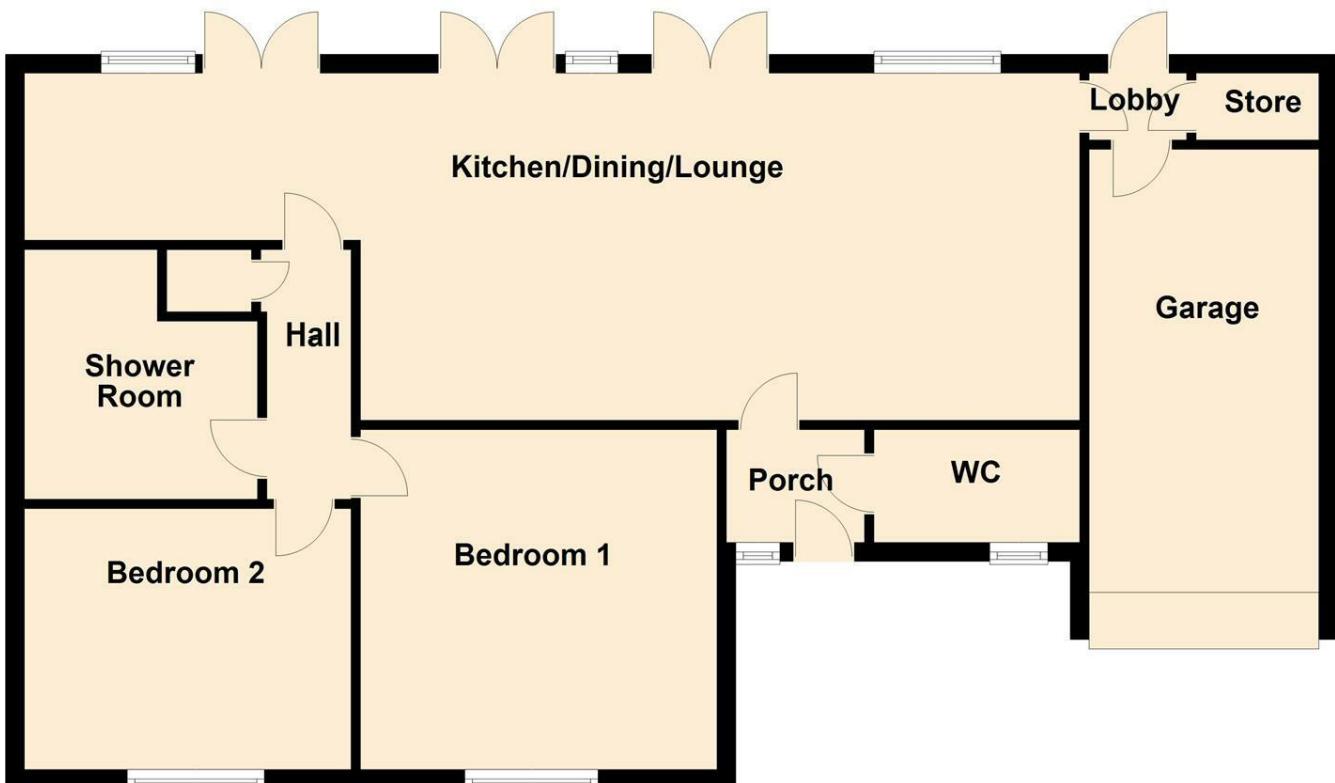
The garage has an up and over door to the front. Power & light. Personal door to the rear.



Floor Plan

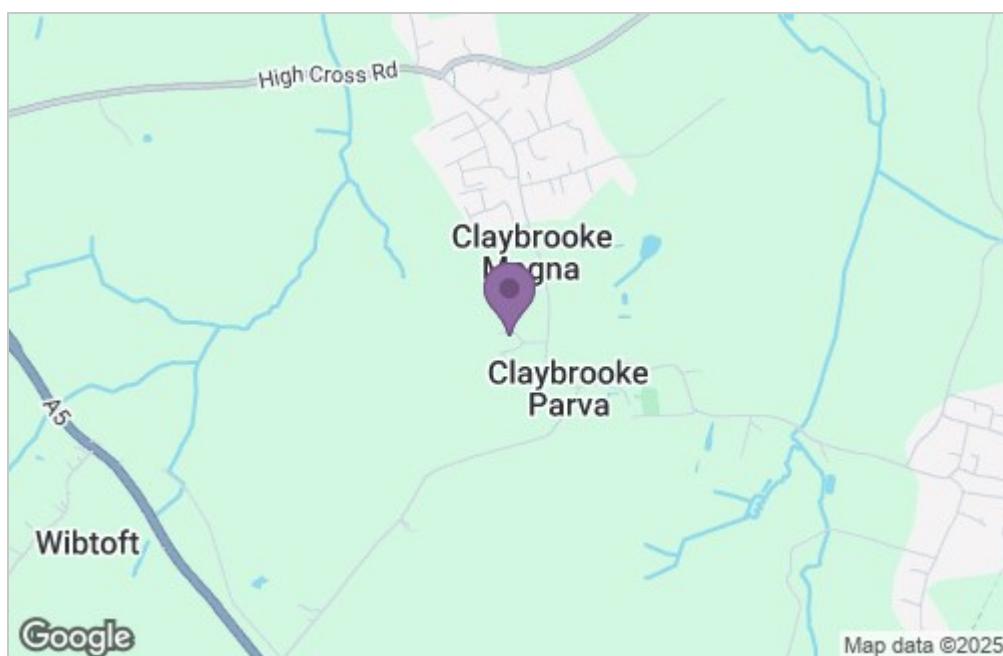
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)

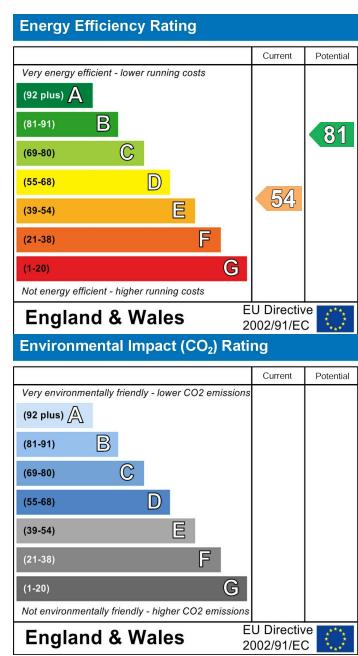


Total area: approx. 87.4 sq. metres (940.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise