



54 Smallbrook Lane, WN7 5QA Offers in the region of £375,000

ARC HOMES are delighted to offer FOR SALE this absolutely incredible extended three bedroom detached true bungalow positioned within a sought after location. This stunning property has been completely refurbished to a very high standard with no expense spared by the current owners. With generous accommodation together with private rear gardens, gorgeous views and ample parking, early viewing is essential to avoid missing out. Entry is via a spacious entrance hallway which leads into a well proportioned sitting room. The sitting room opens into the stunning fitted kitchen finished with skylight lantern and bi folding doors opening into the rear gardens and bringing in the views. There are two fantastic double bay fronted bedroom to the front whilst to the rear is a well designed guest bedroom with separate dressing room and modern en suite. This room could be used for many purposes. A larger than average modern bathroom completes the accommodation. Outside, the front gardens are well presented with a driveway providing ample off road parking. The enclosed rear gardens very well presented and split level and back onto fields providing an excellent degree of privacy. The garage has been split to offer a store to the front whilst to the rear is lovely office room.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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