



Whaley Lane, Irby, CH61 3UN

£1,300 PCM

 3 Bedroom  1 Reception  2 Bathroom  B

*** Walk In Wow Factor - Dormer Bungalow - Available Now ***

Hewitt Adams is delighted to offer TO LET this in immaculate and modern Three Bedroom, Two Bathroom Dormer Bungalow on Whaley Lane, Irby.

In brief the ground floor of the property consists of: Open Plan Living Area, WC, Kitchen and a Bedroom with an En-Suite. The first floor offers two Bedrooms and a Bathroom.

Externally there is a Driveway and rear Garden.

Small Pets Considered, No Smokers, Available Now

Entrance

Composite door to the Open Plan Living Space.

Open Plan Living Space

Various windows and French doors allowing plenty of natural light, laminate flooring with underfloor heating, inset spot lights.

WC

WC and wash basin vanity unit with mixer tap, window to the front elevation.

Kitchen

12'9x9'4 (3.89mx2.84m)

Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob and extractor fan, fridge/freezer and dishwasher. There is a window to the rear elevation and inset spot lights.

Bedroom 1

12'9x10'0 (3.89mx3.05m)

Window to the front elevation, laminate flooring with underfloor heating, inset spot lights.

En-Suite

Walk in shower, WC and wash basin vanity unit with mixer tap, window to the side elevation.

Landing

Laminate flooring, Velux light, inset spot lights.

Bedroom 2

19'0x12'10 (5.79mx3.91m)

Window to the front elevation, Velux sky light, radiator, laminate flooring.

Bedroom 3

19'1x10'10 (5.82mx3.30m)

Window to the front elevation, Velux sky light, radiator, laminate flooring.

Bathroom

Bath, WC, wash basin vanity with mixer tap. LED mirror, bath, window to the rear elevation.

Externally - Front & Side Elevation

To the front of property there is a gate allowing access to the front door and the side of the property has a Driveway.

Externally - Rear Elevation

There is a well kept Garden which is mainly laid to lawn with a paved patio area and fenced boundaries.

