PCM ESTATE AGENTS

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Price £399,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED TWO DOUBLE BEDROOM BUNGALOW, conveniently positioned in this quiet cul de sac within walking distance of Little Common, within a short stroll to a range of amenities including shops and Doctors Surgery. Nestled in a quiet cul-de-sac with a LOVELY REAR GARDEN, OFF ROAD PARKING and GARAGE with electric roller door.

This NEWLY REFURBISHED DETACHED BUNGALOW offers beautifully presented accommodation comprising a spacious entrance hall with practical storage space, lounge being open plan to a DINING ROOM, CONSERVATORY, a NEWLY FITTED Howden's KITCHEN, TWO DOUBLE BEDROOMS and a NEWLY FITTED SHOWER ROOM SUITE. The property also benefits from having SOLID OAK DOORS, newly fitted double glazed windows, new ideal Combi boiler installed August 2024, positioned in the loft and last serviced in August 2025 with new radiators.

A delightful feature of this bungalow is the LEVEL FRONT ACCESS and a LEVEL SECURE REAR GARDEN, offering ample outdoor space to entertain or for the garden enthusiast.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening into:

SPACIOUS L SHAPED ENTRANCE HALL
Ample built in storage, spacious cloaks cupboard, airing/ storage cupboard with shelving, loft hatch providing access to loft space with a pull down loft ladder to a partially boarded space housing the boiler, doors opening to:

DINING ROOM
10'8 x 8' (3.25m x 2.44m)
Coving to ceiling, radiator, double glazed window to side aspect, open plan to:

LOUNGE
12'7 x 12' (3.84m x 3.66m)
Coving to ceiling, wall lighting, brick fireplace, radiator, telephone and television points, double glazed sliding patio doors with internal blind providing outlook and access into:

CONSERVATORY
11'7 x 8'1 (3.53m x 2.46m)
Part brick construction with double glazed windows to both side and rear elevations having views onto the garden, double glazed French doors opening onto the garden, power and apex polycarbonate roof.

KITCHEN
12'5 x 8'5 (3.78m x 2.57m)
Fitted with a matching Howden's range of eye and base level cupboards and drawers with complimentary worksurfaces over, Zanussi induction hob with extractor over, waist level Zanussi double oven/ grill, integrated Smeg dishwasher and an AEG washer dryer, space for American style fridge freezer, tiled flooring, part tiled walls, down lights, radiator, double glazed window and door with internal blind offering a pleasant outlook and access onto the rear garden.

BEDROOM
12'9 x 10'5 (3.89m x 3.18m)
Radiator, aerial point, double glazed bay window to front aspect.

BEDROOM
9'6 x 9'6 (2.90m x 2.90m)
Radiator, double glazed window to front aspect.

SHOWER ROOM
Newly fitted comprising a corner walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, dual flush low level wc, tiled flooring, part tiled walls, wall mounted chrome heated towel rail, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT
Laid to lawn with planted bed, gated access to rear, driveway providing off road parking, access to:

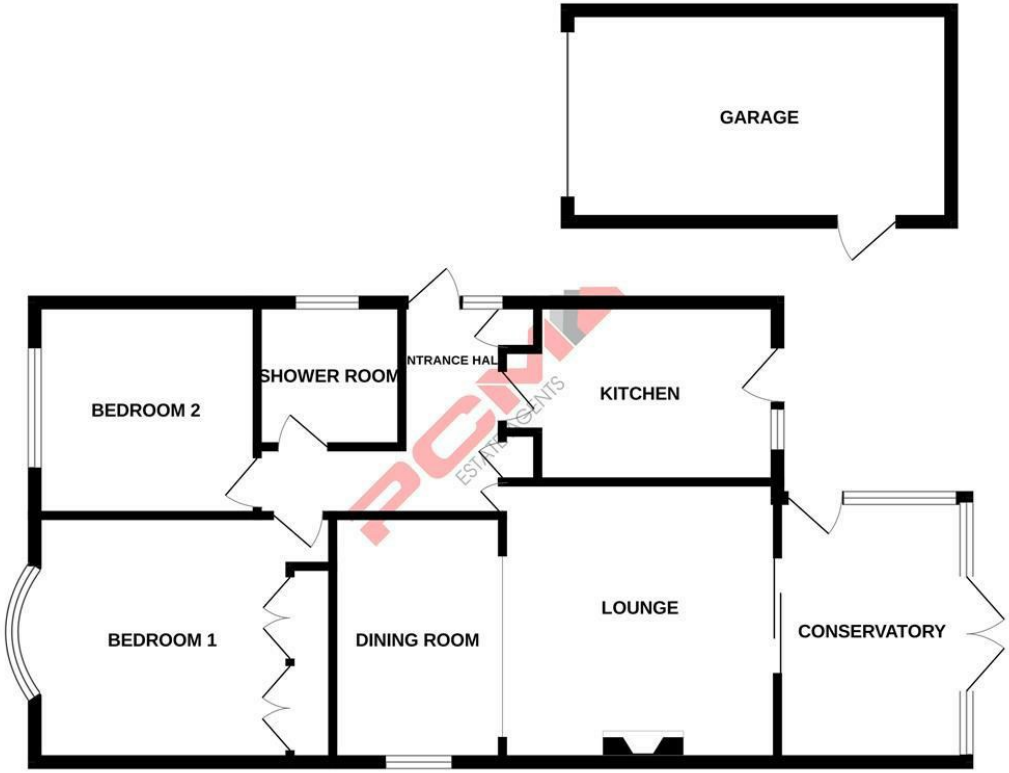
GARAGE
16'3 x 9'3 (4.95m x 2.82m)
Electric roller door, power and light, double glazed door opening to the garden.

REAR GARDEN
Level and laid to lawn with fenced boundaries, patio seating area, further seating area laid with stone, access down the side elevation to the driveway, door providing access into the garage. The garden enjoys a sunny aspect and also benefits from an outside water tap located by the kitchen door.

Council Tax Band: D

Ninja

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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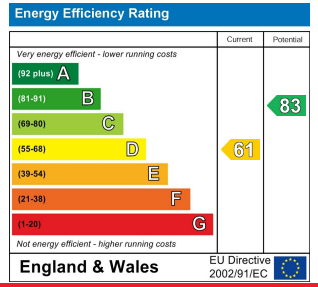

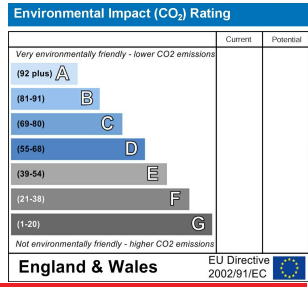

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.