



Rawfield Lane | Fairburn | WF11 9LD

£385,000

Two/Three bedroom detached bungalow | Council Tax Band D | EPC Rating C

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\*\*\*ENVIABLE TUCKED AWAY LOCATION. VERSATILE LIVING. IMMACULATE THROUGHOUT.\*\*\*

An immaculate stunning bungalow nestled within a highly sought-after location, offering easy access to an abundance of green spaces and picturesque walking routes to Fairburn Ings.

The property exudes an air of sophistication and simple elegance, providing the perfect canvas for owners to create their dream home. The unique open-plan design allows for seamless integration between the living spaces, promoting a sense of unity and fluidity within the home.

The bungalow boasts three generously proportioned bedrooms, with one currently utilised as a lounge offering ample space for rest and relaxation. The shower room is well-appointed, reflecting the overall pristine condition of the property. The kitchen, equipped with all the necessary modern conveniences, is a delight for any home cook with separate utility room.

Unique features of this property include parking facilities and a double garage with part workshop/part garage, offering ample space and additional storage. The property also benefits from a beautifully maintained garden, providing an ideal outdoor space for relaxation or entertainment.

In conclusion, this detached bungalow offers a rare and unique opportunity to acquire a property that embodies style, comfort, and functionality. It's a home that caters to the demands of modern living while offering the tranquillity and beauty of its stunning location. A viewing is highly recommended to truly appreciate the exquisite features this property has to offer.

### Hallway

PVCu double glazed entrance door, wood flooring, coving to ceiling with downlighters, loft hatch with pull down ladder, electric, light and boarded with store room. Three store cupboards and doors to rooms.

### Office/Store 2.06m x 1.24m (6'9" x 4'1")

Having electric point, open reach point and downlighters with continuation of wood floor from hall.

### WC

Fully tiled walls and floor, vanity housed wash hand basin and push flush unit housed WC. PVCu double glazed frosted window, radiator, downlighters to coved ceiling and extractor fan.

### Lounge 4.58m x 4.27m (15'0" x 14'0")

PVCu double glazed window to rear aspect, radiator and coving to ceiling.

### Kitchen/Breakfast Room 5.21m x 3.28m (17'1" x 10'9")

Boasting a range of wall and base units, drawers, granite worktops, incorporating sink and drainer with mixer tap, matching upstand, glass splashback to range oven with angled extractor over. Integrated dishwasher, fridge and two freezers, PVCu double glazed window to side aspect, downlighters to ceiling and coving, radiator, wood flooring open plan to breakfast area, patio doors to side garden and open plan to dining room.

### Dining Room 3.63m x 3.35m (11'11" x 11'0")

PVCu double glazed windows to three sides, wood flooring, radiator, coving to ceiling and exposed brick walls.

### Utility Room 1.55m x 2.21m (5'1" x 7'3")

Having wall and base units with worksurface, sink and drainer, plumbing for washing machine, integrated tumble dryer, boiler replaced in 2024 in concealed wall unit, coving to ceiling, downlighters, tiled floor, radiator and PVCu double glazed side entrance door.

### Bedroom 4.22m x 3.28m (13'10" x 10'9")

PVCu double glazed window to front aspect, radiator beneath, wood flooring, coving to ceiling and door to walk in wardrobe.

### Walk-in Wardrobe 2.11m x 1.91m (6'11" x 6'3")

A large fitted out wardrobe with hanging space either side, drawers and shelves, radiator, wood flooring and downlighters to ceiling. Potential to be made to an ensuite.

### Bedroom 3.05m x 4.29m (10'0" x 14'1")

PVCu double glazed window to front aspect, radiator and coving to ceiling.

### Shower Room 2.62m x 2.74m (8'7" x 9'0")

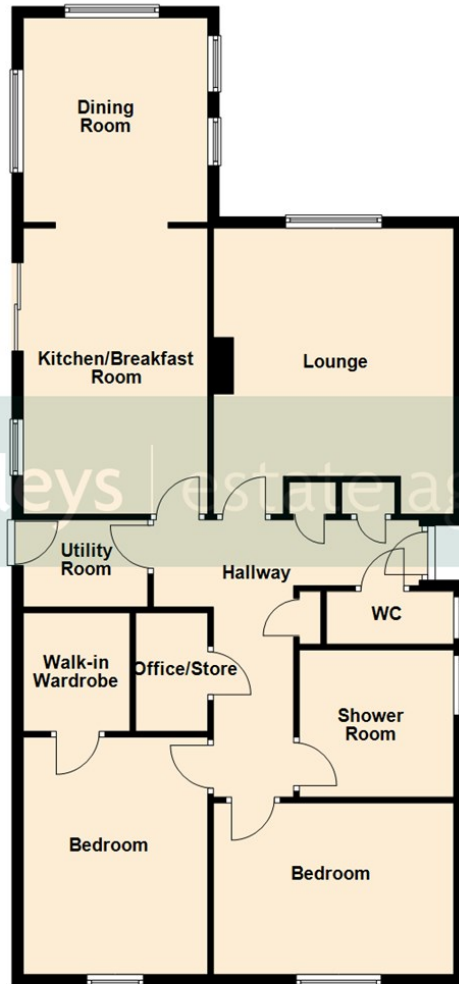
A large room with walk in shower enclosure, pedestal wash hand basin, push flush WC and bidet. Fully tiled walls and floor, coving to ceiling with downlighters, PVCu double glazed frosted window, extractor fan, towel warmer and radiator.

### Exterior

Set on an exclusive plot with ample gardens, accessed via a private road. There is an enclosed walled garden with gate to the front, large tarmac drive with double wrought iron gates which lead to the double sized detached garage at the rear with part workshop with door and windows and part garage with electric single up and over door. There is a further hardstanding flagged area making parking a breeze with space for five cars. A gate leads to the rear pebbled garden area and opens onto the other side garden with pergola over patio, lawn, further patio area to summer house and large shed. Having a good degree of privacy and planted areas.



**Ground Floor**  
Approx. 113.3 sq. metres (1219.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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