



3 Park Road, Hellingly



Freehold

£400,000

Asking Price

3 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

- Detached Bungalow
- Spacious Dual Aspect Lounge/Dining Room
- Modern Kitchen/ Breakfast Room
- Three Bedrooms
- Contemporary Bathroom
- Driveway Parking
- Garage/Workshop
- Landscaped Gardens
- Gas Central Heating
- Viewing Highly Advised

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DESCRIPTION

SOLD PRIOR TO PRESS | 3D Virtual Tour | Generous Plot | Detached Cottage | Spacious Lounge/Dining Room | Modern Kitchen | Three Bedrooms| Re-Fitted Bathroom/WC | Driveway & Garage | Bus Links | GCH |

Stevens and Carter are pleased to market this beautifully presented detached bungalow situated in this popular and desirable location. Positioned within walking distance to local shops, schools and bus links it is one not to be missed.

The entrance porch is the perfect place to kick off your shoes before heading into the spacious hallway, from here all the rooms flow. To the front the modern kitchen/breakfast room offers ample cupboards, work surfaces and space for all the necessary appliances. There is even room for a small table and chairs which is ideal for your morning cuppa. The spacious dual aspect lounge/dining room is positioned close by and offers plenty of space for all your soft furnishings alongside space for a dining table and chairs. A large feature fire place takes center stage and gives the room a real focal point. Lastly, doors from here overlook and afford access onto the rear gardens. Three good size bedrooms are offered, all of which offer a pretty outlook onto the surrounding gardens. The master and second bedroom offer fitted cupboards for storage too. To complete the internal accommodation a refitted bathroom/wc comprises of a stand alone bath, shower cubicle, wash hand basin, wc and are complimented by fresh white tiling.

Externally this home offers landscaped gardens to three side which comprise of a patio area, lawns and are enclosed by high hedging for privacy and seclusion. The large driveway provides parking for several vehicles and finally a detached garage is perfect for storage or the family car. The choice will be yours.



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ENTRANCE PORCH
Terracotta tiled floor, inner door opening to:

HALLWAY
Broadly speaking this is an "L" shaped space connecting to most room, wood-block flooring, radiator. Loft access trap that opens to a completely boarded, and sub-divided attic space. Internal doors providing access to most parts of the accommodation including;

RECEPTION ROOM 5.3 x 4.2 Max (17'5" x 13'9" Max)
A pleasant dual aspect room with wood-block flooring and the focal point being provided by a brick-built fireplace and hearth. Another attractive feature is the wealth of ceiling and wall beams. TV point, double-glazed window to front elevation plus double-glazed french doors opening to back garden.

KITCHEN/BREAKFAST ROOM 3.4 x 2.2 Max (11'2" x 7'3" Max)
Recently refitted with a range of white-finish eye & base level units, arranged around two walls, with contrasting wood-effect work surfaces. Inset stainless steel sink with righthand drainer and mixer tap, gas four burner hob with stainless steel "splashback" and extractor unit over. Fitted gas oven/grill under hob, space for upright fridge/freezer also space and plumbing for washing machine. Part-tiled walls, tiled floor, rear aspect double-glazed window. Wall-mounted gas-fired central heating boiler.

BEDROOM ONE 4.0 x 3.5 Max (13'1" x 11'6" Max)
Rear aspect double-glazed window with radiator under.

BEDROOM TWO 4.0 x 2.7 Max (13'1" x 8'10" Max)
Front aspect double-glazed window with radiator under. Built-in cupboard.

BEDROOM THREE 3.0 x 2.2 (9'10" x 7'3")
Rear aspect double-glazed window with radiator under.

BATHROOM/WC 3.2 x 2.0 Max (10'6" x 6'7" Max)
Now fitted with a white contemporary-styled suite comprising; low-level WC, pedestal type wash basin with mixer tap, deep "stand alone" bath with centrally-mounted faucet. Separate corner shower enclosure with tiled walls, wall-mounted shower unit and adjustable riser. Tiled floor and fully-tiled walls, rear aspect opaque double-glazed window.

GARAGE/WORKSHOP
Having dual vehicle access doors, plus side personal door, electric power & light.

GARDENS
The property is bounded from the road by an established hedgerow and access through this is provided by a pair of five bar gates opening to the block-paved parking/turning area. Between this area and the front of the dwelling is an area of lawn, this is separated from the rear lawn by a "post & rail" with picket-style gate. The lawned area then wraps itself around one end of the cottage and continues to the rear where a flagged patio area provides a useful outdoor entertaining space. Beyond the patio, at one end, a flagged footpath provides access to the garage side door.