





**SUPERB OPPORTUNITY TO PURCHASE A LARGE DETACHED BUNGALOW IN A FANTASTIC LOCATION ON CANTLEY LANE.** The property is in need of some updating throughout but offers huge potential for further development and the creation of a spacious detached dwelling. In brief the bungalow comprises of entrance inner porch, entrance hallway, living room with feature bay window, dining room also benefitting from a bay window, kitchen, rear entrance hallway, WC, store room, inner hallway to the three bedrooms and bathroom. Lovely gardens with side access to the driveway and attached double garage. **A MUST SEE AND AVAILABLE WITH NO CHAIN.**

#### **ENTRANCE INNER PORCH**

3' 3" x 10' 2" (1.01m x 3.10m) This delightful detached bungalow is accessed via the front facing single glazed door to the inner porch, four front facing single glazed windows and a tiled floor.

#### **ENTRANCE HALL**

10' 11" x 8' 6" (3.35m x 2.61m) Generous hallway with built in display shelving, providing access to both reception rooms/inner hallway, front facing single glazed frosted door to the porch, two front facing single glazed frosted windows, radiator and coving to the ceiling.

#### **LIVING ROOM**

11' 11" x 17' 6" (3.64m x 5.34m) Lovely bright reception room with feature front facing double glazed bay window, radiator, coving to the ceiling and a wall mounted feature electric fire.



### **SITTING/DINING ROOM**

15' 5" x 11' 11" (4.72m x 3.65m) Further wonderful reception room with front facing double glazed bay window, radiator, coving to the ceiling and a wall mounted gas fire with decorative surround.

### **KITCHEN/DINER**

14' 11" x 10' 10" (4.55m x 3.32m) Spacious kitchen/dining area with fitted units at eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, plumbing for a washing machine, space for a fridge/freezer, space for a cooker, wood panelled walls, side facing single glazed window, door to the rear entrance hall, two radiators and coving to the ceiling.

### **INNER HALLWAY**

2' 11" x 22' 11" (0.89m x 6.99m) Providing access to the bedrooms/bathroom, plus two storage cupboards and a radiator.

### **BEDROOM**

10' 0" x 14' 11" (3.06m x 4.57m) Overlooking the rear garden via the rear facing double glazed window, radiator, wash hand basin within a vanity unit and fitted wardrobes.

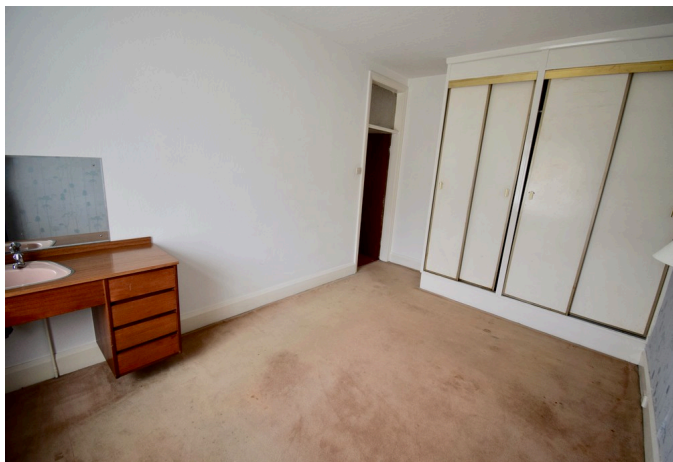
### **BEDROOM**

11' 6" x 8' 11" (3.53m x 2.74m) Positioned also to the rear of the property with rear facing double glazed window and a radiator.

### **BEDROOM**

6' 5" x 10' 0" (1.98m x 3.07m) With rear facing double glazed window, loft access point and a radiator.







### **BATHROOM**

8' 7" x 10' 0" (2.64m x 3.05m) The bathroom comprises of a low flush WC, wash hand basin, bath, separate shower with shower above, radiator, wood panelled ceiling, tiled walls, shaving point and a rear facing double glazed frosted window.

### **REAR ENTRANCE HALL**

4' 4" x 6' 6" (1.33m x 2.00m) Providing access to the store room, double garage and WC, with side facing door to the garden.

### **STORE ROOM**

5' 6" x 10' 9" (1.68m x 3.29m) With internal door to the garage.

### **WC**

5' 5" x 3' 3" (1.66m x 1.00m) Benefitting from a high flush WC and side facing single glazed frosted window.

### **DOUBLE GARAGE**

19' 6" x 14' 6" (5.96m x 4.42m) Accessed from the driveway at the rear.

### **FRONT GARDEN**

Lawned garden with surrounding shrub/flower beds, side access to the rear garden and a wall enclosure with front access gate.

### **REAR GARDEN & DRIVEWAY**

The paved driveway is accessed from the side of the property and provides off street parking for 2/3 cars in front of the double garage, with generous lawned area, surrounding shrub beds and a greenhouse.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	