



**** EXTENDED DETACHED BUNGALOW ** ** SOUGHT AFTER VILLAGE LOCATION **
**** QUIET CUL DE SAC ** ** NO ONWARD CHAIN ******

We anticipate demand to be high for this well cared for and maintained two bedroom detached bungalow located at the head of this choice cul de sac in the picturesque and sought after village of Middleton St. George, where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the good sized rear garden which has a sense of privacy which is so often sought but, not often found.

Properties of this nature and location are considered in high demand and we anticipate this to be no exception. The bungalow itself is in need of some updating which has been reflected within the asking price whilst also offering huge potential, in our opinion. It provides spacious, yet manageable, accommodation to the ground floor with the benefit of a fitted staircase to the second floor which is a good size with exposed wood flooring, currently used for storage but, could allow for a bedroom, subject to the relevant consent.

In brief the accommodation comprises of a useful entrance porch which is uPVC double glazed with part glazed door leading to a good sized hallway giving a good first impression with a fitted staircase to the second floor with ample storage space along with a window, there is an excellent sized lounge, perfect for entertaining family and friends. A small dining room along with a uPVC double glazed sun room with Velux window enjoying views over the garden. The well appointed kitchen provides a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob and wall mounted Viessman boiler (refitted 2020). Two double bedrooms which will appeal to a variety of buyers, the master with a large bow style window and a shower room with shower cubicle, wash hand basin and w.c.

**St. Margarets Close, Middleton St. George,
 DL2 1AH
 2 Bed - Bungalow - Detached**

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Externally the bungalow commands an excellent corner site with mature gardens to the front and rear along with a block paved driveway to the front and side allowing parking for multiple vehicles leading to a garage with up and over door. The rear garden has a favourable Westerly aspect thus gaining the majority of the afternoon and evening sun. There is a sense of privacy and is laid to lawn with mature borders and a paved patio area.

ENTRANCE PORCH

HALLWAY

LOUNGE

14'9x12'4 (4.50mx3.76m)

KITCHEN

12'3x6'8 (3.73mx2.03m)

DINING ROOM

9'9x7'1 into bay (2.97mx2.16m into bay)

SUN ROOM

13'x6' (3.96mx1.83m)

BEDROOM

11'8x11'8 (3.56mx3.56m)

BEDROOM

10'x10' (3.05mx3.05m)

SHOWER ROOM/W.C.

SECOND FLOOR ROOM

9'x12'5 (2.74mx3.78m)

SECOND FLOOR STORAGE SPACE

9'x7'2 (2.74mx2.18m)

FRONT EXTERNAL

REAR GARDEN

GARAGE

7'8x15'6 (2.34mx4.72m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Dedicated Property Manager

St. Margarets Close
Approximate Gross Internal Area
1269 sq ft - 118 sq m



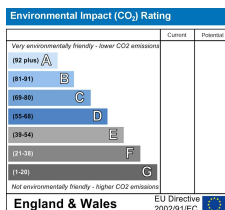
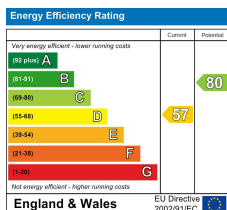
GROUND FLOOR

ATTIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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