



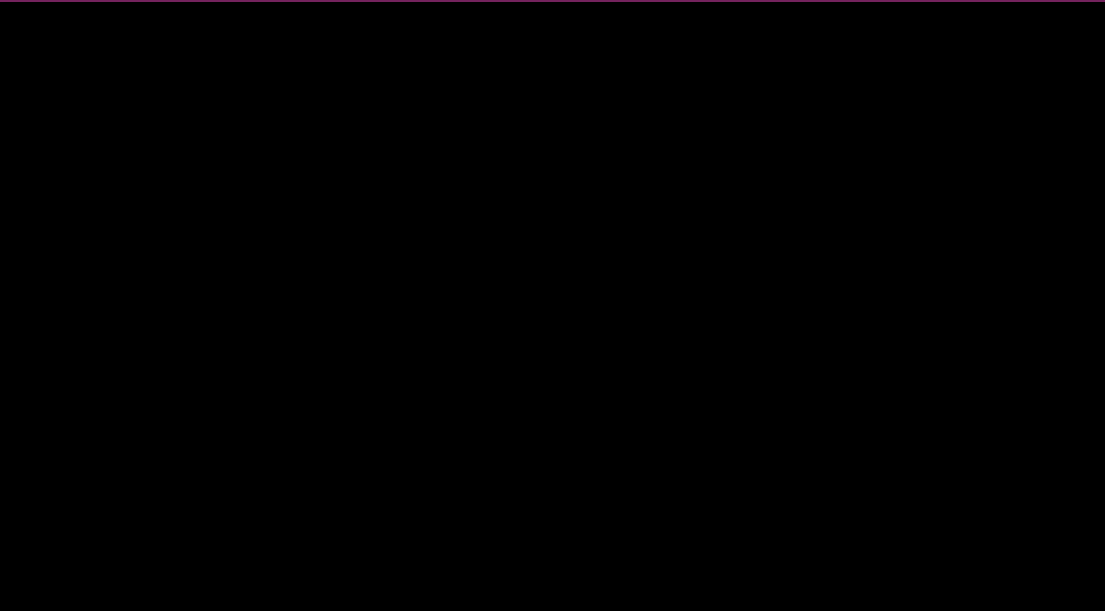
1

Bedroom



1

Bathroom



**\*\*IDEAL FOR DOWNSIZING\*\***

A well presented one bedroom semi-detached bungalow, tucked away to a cul-de-sac, with walking distance to retail parks and major amenities.

The property has undergone a full renovation throughout, and benefits new fitted appliances throughout, with updated electrics, and gas combi boiler.

An open plan living space benefits fully fitted appliances to the kitchen area, open to the sitting area with bi-fold doors opening onto landscaped rear garden, with privacy to the rear.

A fully fitted modern bathroom suite is situated adjacent to the double bedroom, with separate WC to the hallway for guest use.

Externally the property benefits off road parking to the front aspect, low maintenance rear garden comprises artificial lawn, with solar panels fixed to the roof.

The property sits in a popular location, with nearby access to the national motorway network, as well as local bus routes.

This is a great opportunity to purchase a property ready to move in to!

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**Louise Oliver Properties brings to the market a fully renovated one bedroom semi-detached bungalow.**

**The property is ideal for those looking to downsize, or perfect for first time buyers and investors.**

**The property is refurbished throughout, and presented to high standard. Integral features include, dishwasher, fridge freezer, oven and hob, under counter mains LED lighting, wood stove log burner, recessed entertainment display, and, mains connected alarm system.**

**Entry to the property is via side aspect uPVC door, leading into the open concept kitchen, a showstopper space to walk in to. Gloss fronted wall, base and larder units surround the space, with solid wood worktops enhancing the modern design. A transom window with feature spot lighting is central to the open concept design, with pass through to the main living space. Mains connected LED lighting features to the kickboards, under and over cabinets, ample chrome USB mains sockets are located to the full surround, with spacious area for dining. The living area comprises, vertical athracite designer radiators, wall mounted television point, wood stove, and feature bi-fold double glazed doors to the south aspect, opening onto the large rear decking area benefiting unobstructed woodland views.**

**The double bedroom comprises fitted double wardrobes, and recessed entertainment display, for a modern finish. Adjacent to the bedroom the main bathroom is situated. Presented with a high polished finish, the large bathroom is fully fitted, comprising, a gloss finished back to wall combination basin and toilet suite, P shaped panel bath with feature over bath waterfall shower and central water faucet.**

**Externally the property benefits from low maintenance gardens to the front and rear benefiting, off road parking, south facing garden, large decking area, and artificial lawn. Solar panels are located to the roof, with mains lighting, alarm system and CCTV\*\* to the perimeter.**

**The property is situated in a cul-de-sac, in a popular area, within walking distance of Gallagher retail park, and local convenience stores and postal office. Good local schools are a short distance away, with Kingsway Nature Reserve a short walk on foot. The property benefits woodland to the rear for additional privacy.**

**VIEWINGS ARE HIGHLY RECOMMENDED!**

## **KITCHEN**

**Open concept kitchen to the sitting area, with modern fitted high gloss units comprises, side aspect uPVC door to main entrance, fully fitted cream wall and base units to the side aspects and rear aspect of the kitchen area comprising pull out larder units and integral fridge freezer, stainless steel and glass electric oven and grill, washer with gloss fronted door access, dishwasher, glass induction hob, stainless steel over hob extractor, and stainless steel and glass one and a half sink. The fitted units comprise integral mains powered LED lighting to the kickboards, under cabinets, and over cabinets. Spotlighting is situated to the ceiling, and ample USB mains sockets are located throughout. A modern transom window is situated overlooking the main sitting area, with mains spotlighting. Presented to a high standard the space comprises, ample dining area, polished grey tiling to the worktop surround, solid wood worktops, wood effect laminate flooring, and Athracite vertical radiator.**

**Main entrance to the property is via the side aspect, with uPVC door to access, the entrance opens directly into the kitchen area.**

**The hallway provides access to the master bedroom, WC, and storage closet.**

## **LOUNGE**

Sitting area is open plan to the kitchen with an open archway and transom window opening the space benefiting, bi-fold doors to the rear aspect, two athracite steel vertical designer radiators, laminate flooring, wall mounted television point, spot lighting to the ceiling, and steel wood burning stove.

## **WC**

Accessed via the hallway the WC comprises, vinyl flooring, close coupled toilet, athracite vertical eight bar towel radiator, gloss fronted vanity hand basin, side aspect obscure glazed ceiling lighting.

## **STORE CUPBOARD**

Access via the hallway, the large store cupboard comprises, laminate flooring, fixed wall shelving, access to the loft\*, light to the ceiling, and gas combi boiler is located.

## **BEDROOM**

To the front aspect of the property the double bedroom is located featuring, recessed entertainment display, carpet flooring, front aspect uPVC double glazed window, double radiator, spot lighting to the ceiling, and integral double wardrobe unit.

## **BATHROOM**

The main bathroom is situated adjacent to the bedroom, a fully fitted bathroom suite benefiting, back to wall gloss fronted combination toilet and basin unit comprising ample storage draws and cupboards, athracite diamond heated vertical towel radiator, wood effect grey laminate flooring, polished tile walls to the full surround, front aspect obscure glazed uPVC double glazed window, side and end panel P shaped bath with central mixer taps, hinged glazed shower screen, mains connected chrome waterfall over bath shower, extractor unit, and spot lighting to the ceiling.

## **EXTERNAL**

To the front aspect of the property the low maintenance garden comprises, off road parking, and paved access to the side aspect main entrance and gated access to the rear garden. A bricked up front aspect porch comprises, uPVC glazed panel door to access, housing gas and electric meter boxes.

To the rear aspect, the low maintenance landscaped garden features, artificial lawn, established pond, large decking area with ample room for outdoor seating, external lighting, and fully fenced perimeter.

**Mains connected CCTV\*\* surround the external areas, and mains connected alarm system.**

\*Loft comprises, ladders, electrics, ceiling lighting, and partial boarding.

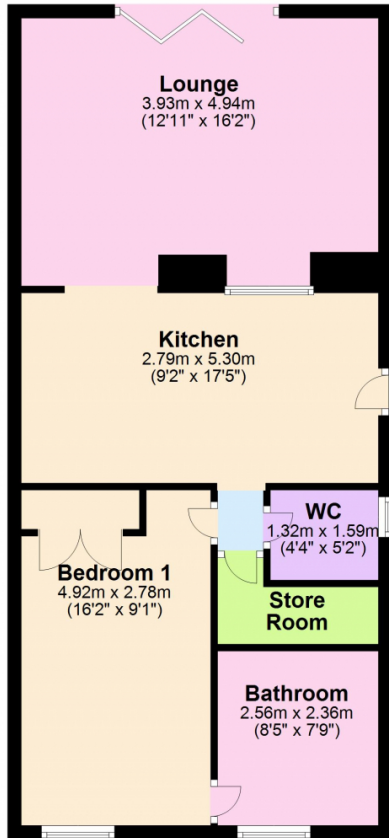
\*\*CCTV cameras available upon negotiation.

Total floor area: 61.0 sq. m. (656.9 sq. ft.) approx.

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**Ground Floor**

Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 sq. feet)

