



Tamworth Road  
Polesworth  
£385,000

\*\*\* A TRULY STUNNING RE-FURBISHED DETACHED BUNGALOW - POTENTIAL FOR AN ATTIC CONVERSION - END PLOT \*\*\*. For sale with MARK WEBSTER estate agents is this beautifully presented three bedroom detached bungalow that has been much improved by the current owners and internal viewing is considered essential to appreciate this.



Mark Webster estate agents are delighted to be able to bring to market this exceptional detached bungalow that benefits from being refurbished by the current owners to an extremely high standard throughout. When first entering the property you are greeted by a light and spacious reception porch giving direct access to the inner hallway. There is a spacious lounge that is beautifully decorated enjoying pleasant views of the garden with the added benefit of a side conservatory. The newly fitted kitchen offers an excellent range of storage and work top space with a rear extension to provide a handy utility area with direct access to the garden. There are three bedrooms, two double and one single, with both double bedrooms benefitting from fitted wardrobes with sliding doors. The bathroom is very spacious and benefits from having a bath with separate good sized shower enclosure and has modern PVC panelled walls for low maintenance.

Externally there are a variety of outbuildings that could be used for storage or potential office space if required, external hot tub room (hot tub available at separate negotiation), useful outside refurbished WC and a single detached garage. The gardens are exceptionally well cared for having a large rear block paved area with the remainder of the gardens being mainly laid to lawn.

We have been informed that the following major works have recently been done that include a new roof (2022), boarded loft space with three double glazed Velux windows having excellent potential to convert to further bedrooms if required, electric garage door and car charger point.

### **RECEPTION PORCH**

Composite door to front, with UPVC double glazing, panelled ceiling and walls, laminated flooring and double UPVC French doors into

### **ENTRANCE HALL 7' 4" x 6' (2.24m x 1.83m)**

With ceramic tiled flooring and doors to;

### **LIVING ROOM 10' 6" x 21' 7" (3.2m x 6.58m)**

UPVC double glazed windows to front and back, UPVC French doors to garden and UPVC front doors to conservatory, feature fireplace wall, laminated flooring.

### **CONSERVATORY 12' x 7' 2" (3.66m x 2.18m)**

Ceramic tiled flooring, UPVC double glazed windows and roof, radiator.

### **KITCHEN 12' 0" x 8' 5" (3.66m x 2.57m)**

Modern kitchen with ceramic tiled flooring, panelled walls and splash backs. Worktops to three sides, built in electric oven and grill, 5 ring induction hobs, extractor fan, UPVC Double glazed window, sink drainer, built in white goods, radiator and UPVC door to utility room



### **UTILITY ROOM**

laminated flooring, UPVC double glazed windows and door to rear garden, storage cupboard.

### **MASTER BEDROOM 12' 2" x 10' 11" (3.71m x 3.33m)**

Double bedroom with full length built in wardrobe, UPVC double glazed window, laminated flooring.

### **BEDROOM 14' 1" x 11' 10" (4.29m x 3.61m)**

Two UPVC double glazed windows, parquet style flooring and fitted wardrobes with sliding doors.

### **BEDROOM 7' x 5' 6" (2.13m x 1.68m)**

Single bedroom to front with laminated flooring and UPVC Double glazed window.

### **BATHROOM 9' 10" x 7' 7" (3m x 2.31m)**

With panelled walls, obscured UPVC double glazing to the rear, separate shower cubicle and separate spa bath, heated towel rail, down lighters, WC and hand wash basin. Airing cupboard which houses the I-MINI boiler.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

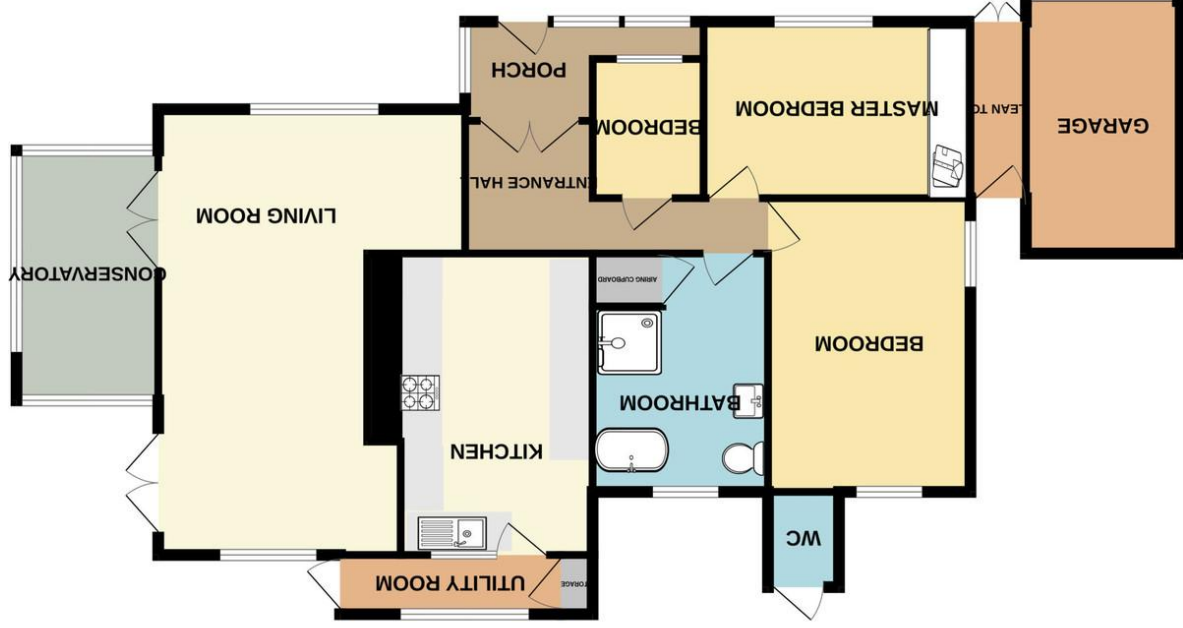
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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