

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Pound Lane, Bowers Gifford, SS13 2HW



£500,000

WILLIAMS and DONOVAN are delighted to offer for sale this stunning three bedroom detached house situated in a desirable Bowers Gifford location within easy reach of local shops and transport links via the A13. This immaculately presented character property benefits from having a spacious, extended kitchen measuring 23' 7"; two reception rooms; further conservatory; ground floor cloakroom; three good sized bedrooms; luxury modern bathroom; off street parking for numerous vehicles and a 90' rear garden.

EPC rating - E. Our ref: 15334

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# Pound Lane, Bowers Gifford, SS13 2HW

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Skimmed ceiling. Double glazed window to rear aspect. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Tiled floor with underfloor heating. Solid oak doors to:

## DINING ROOM 14' 5" x 11' (4.39m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Radiator.



## KITCHEN 23' 7" x 10' 4" reducing to 6' 9" (7.19m x 3.15m > 2.06m)

Skimmed ceiling. Spotlight insets. Double glazed windows to side and rear aspects. Range of base and eye level units. Quartz working surfaces. Inset double butler sink. Space for range cooker with extractor fan above. Space for fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled splashbacks. Double glazed barn style door providing access to REAR GARDEN. Tall designer radiator. Tiled floor with underfloor heating.



## LOUNGE 17' 5" x 11' (5.31m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Log burner. Two radiators. Solid wood flooring. Opening to:

## CONSERVATORY 10' 7" x 10' 5" (3.23m x 3.18m)

Fitted spotlights. Double glazed windows to side and rear aspects. Double glazed French style doors providing access to REAR GARDEN. Solid wood flooring. Radiator.

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Tiled splashbacks. Extractor fan. Tiled floor.

## FIRST FLOOR LANDING

Skimmed ceiling. Double glazed windows to side and rear aspects. Loft access with drop ladder. (We understand that the loft is insulated and part boarded). Solid wood doors to:

## BEDROOM ONE 17' 5" x 11' (5.31m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.



## BEDROOM TWO 15' 2" x 12' 5" reducing to 9' (4.62m x 3.78m > 2.74m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to front aspect. Fitted wardrobes. Feature fireplace. Radiator.





**BEDROOM THREE 9' 6" x 9' (2.9m x 2.74m)**

Skimmed ceiling. Double glazed window to side aspect. Radiator.

**FAMILY BATHROOM 14' 7" x 4' 9" (4.44m x 1.45m)**

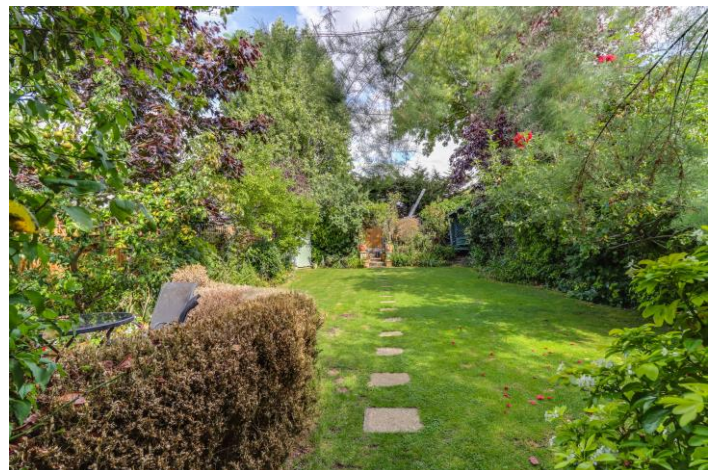
Skimmed ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Heated towel rail. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a large, block paved driveway providing off street parking for numerous vehicles. Shrub borders.

The **REAR GARDEN** measures approx. 90' and commences with paved patio with shrub borders, leading to lawn. Seating area. Mature tree and shrub borders. Two sheds to remain. Greenhouse to remain. Gated side access. Outside tap. Exterior lighting.



GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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