

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, Bowers Gifford, SS13 2JW



GUIDE PRICE £750,000

Of particular interest to the equestrian community, this three bedroom detached bungalow is situated on a substantial plot in a semi-rural Bowers Gifford location, close to Manor Gardens & Aquatic. This property has been recently refurbished by the current owners and benefits from having a spacious lounge; modern kitchen; separate utility room; three double bedrooms with ensuite to bedroom one; 180' x 53' rear garden; in/our driveway providing off street parking for numerous vehicles and stabling for four horses.

EPC rating - TBC. Our ref: 13201

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Accommodation comprises:

Entrance via composite glazed lead light door to:

SPACIOUS RECEPTION HALL

Coved and skimmed ceiling. Loft access hatch. Built in storage cupboard. Wooden flooring. Doors to:

LOUNGE 24' 3" x 20' 2" (7.39m x 6.15m)

Coved and skimmed ceiling. UPVC double glazed bi-folding door providing access to and overlooking REAR GARDEN. Feature fireplace. Two designer radiators. Wooden flooring. Open plan to:



KITCHEN 10' 8" x 10' 5" (3.25m x 3.18m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Range of modern base and floor to ceiling units. Square edged working surfaces. Inset stainless steel sink with chrome mixer tap. Inset induction hob with extractor hood to be fitted. Built in electric oven. Integrated fridge and freezer. Integrated dishwasher. Tiled walls. Tiled floor. Opening to:

UTILITY ROOM 11' 4" x 5' 4" (3.45m x 1.63m)

Coved and skimmed ceiling. UPVC double glazed door to REAR GARDEN. UPVC double glazed

window to side aspect. Base and floor to ceiling units. Square edged working surfaces. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Radiator. Tiled floor.

BEDROOM ONE 12' 8" x 11' 3" (3.86m x 3.43m)

Coved and skimmed ceiling. UPVC double glazed bay window, with plantation shutters to remain, to front aspect. Range of built in wardrobes. Radiator. Wooden flooring. Door to:



ENSUITE 7' 3" x 5' 2" (2.21m x 1.57m)

Skimmed ceiling. UPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Chrome heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m)

Coved and skimmed ceiling. UPVC double glazed window, with plantation shutters to remain, to side aspect. Radiator. Wooden flooring.



BEDROOM THREE 12' x 8' 3" (3.66m x 2.51m)

Coved and skimmed ceiling. UPVC double glazed bay window, with plantation shutters to remain, to front aspect. Radiator. Wooden flooring.



FAMILY BATHROOM 8' 5" x 6' 10" (2.57m x 2.08m)

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, wall mounted vanity hand wash basin with chrome mixer tap and double ended bath with chrome mixer tap. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

The **FRONT** of the property has a 53' frontage with a large, sweep in/out driveway providing off street parking for numerous vehicles. Various flower beds with established flowers, trees and shrubs. Double opening gates providing vehicular and pedestrian access to REAR.

The **REAR GARDEN** measures 180' x 53' and commences with patio area with brick wall and steps to lawn, leading on to paddock and stables at rear. Gates to side providing access to driveway providing access to BARN with potential for garage.



BARN measuring 24' x 12' with double opening doors and door to side. Water supply. Power and lighting.

Four **STABLES**, measuring 12' x 12' with stable doors to front.

Fencing to all boundaries.

GROUND FLOOR



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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