

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Una Road, Bowers Gifford, SS13 2HU



GUIDE PRICE £400,000 - £425,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely three bedroom detached chalet situated in a desirable Bowers Gifford location. This property has been beautifully cared for by the current owner and benefits from having a 22' lounge; kitchen/diner measuring 14'; conservatory; two ground floor bedrooms with ground floor bathroom; spacious first floor bedroom with ensuite and Juliet balcony; 80' South backing rear garden and off street parking for four vehicles. EPC rating - D. Our ref: 15575

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Una Road, Bowers Gifford, SS13 2HU

Accommodation comprises:

Entrance via solid wood door to:

RECEPTION HALL

Skimmed ceiling. Loft access. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Solid wood flooring. Doors to:

LOUNGE 22' 0" x 13' 10" (6.71m x 4.22m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Two radiators. Solid wood flooring.



KITCHEN/DINER 14' x 10' 10" (4.27m x 3.3m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of base and eye level units with roll topped working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring gas hob with extractor fan over. Built in double oven. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator. Opening to:



CONSERVATORY 12' 10" x 11' 3" (3.91m x 3.43m)

Double glazed windows to all sides. Double glazed

French style doors leading to REAR GARDEN. Ceiling fan.



GROUND FLOOR BEDROOM ONE 19' 5" x 12' 7" into bay reducing to 9' 6" (5.92m x 3.84m > 2.9m)

Skimmed ceiling. Two double glazed bay windows to front aspect. Two radiators.



GROUND FLOOR BEDROOM THREE 9' 7" x 9' 7" (2.92m x 2.92m)

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



GROUND FLOOR BATHROOM 7' 8" x 7' 4" (2.34m x 2.24m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted wash hand basin, corner bath and shower cubicle with electric shower. Radiator. Tiled walls. Tiled floor.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Radiator. Door to:

BEDROOM TWO 17' x 13' 10" (5.18m x 4.22m)

Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Double glazed French style doors to Juliet balcony overlooking REAR GARDEN. Radiator. Eaves storage cupboard. Door to:



ENSUITE 7' 8" x 5' (2.34m x 1.52m)

Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for numerous vehicles. Flower bed with shrubs. Gated side access.

The **REAR GARDEN** measures approx. 80' and is South backing. Commencing with covered paved patio with steps up to artificial lawn area, leading on to lawn. Mature shrub and flower beds with various trees. Shed to remain.



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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