



## 60 Somerset Avenue, Wilpshire

£375,000 Freehold

**\*LARGE TWO BEDROOM DETACHED BUNGALOW\*** Nestled within the sought-after area of Wilpshire in the picturesque Ribble Valley, this two bedroom detached bungalow offers a rare opportunity for those seeking a large bungalow with generous rooms and potential to make your own.. Boasting a prime location in close proximity to the prestigious Wilpshire Golf Club, residents can enjoy tranquil surroundings while still benefiting from convenient access to nearby amenities and transport links.

Council Tax band: D

Tenure: Freehold



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Upon entering the property, you are greeted by a newly renovated kitchen and bathroom, both showcasing modern design elements and high-quality finishes. An open plan lounge diner provides a vast footprint of living accommodation with space for a large dining table and multiple seating arrangements. The spacious layout includes two generously proportioned double bedrooms, providing ample accommodation and vast wardrobe space for residents or guests. The large orangery floods the interior with natural light, creating a bright and welcoming atmosphere for relaxing or entertaining. Also ensuring convenience is guaranteed is the well placed utility housing space for a washing machine condenser dryer and combi boiler.

An excellent feature of this property is the large garage, complete with power and lighting, offering not only storage solutions but also the opportunity for a workshop, conversion or extension, subject to necessary permissions. The lawned rear garden provides a private outdoor space for enjoying the idyllic surroundings, ideal for alfresco dining or simply unwinding amidst the peaceful setting. Additional driveway parking further enhances the practicality of the home, ensuring convenience for homeowners and visitors alike.



**Vestibule**

Tiled flooring

**Inner Hall**

Carpet flooring, panel radiator

**Lounge Diner**

15' 08" x 10' 07" (4.78m x 3.23m) 09' 11" x 09' 11" (3.02m x 3.02m) Carpet flooring, gas fire with stone heart and marble surround, three panel radiators, TV point, phone point.

**Kitchen Diner**

11' 4" x 9' 11" (3.45m x 3.02m)

Range of fitted wall and base units with contrasting granite worksurfaces, tiled flooring, integral oven and microwave, gas hob, breakfast bar, integral fridge, two uPVC double glazed windows

**Orangery**

13' 10" x 13' 2" (4.22m x 4.01m)

In white uPVC double glazed windows, carpet flooring, uPVC double glazed window, panel radiator, TV point

**Bedroom 1**

15' 5" x 12' 11" (4.70m x 3.94m)

Carpet flooring, fitted wardrobes and furniture, uPVC double glazed window, panel radiator, TV point

**Bedroom 2**

15' 5" x 11' 10" (4.70m x 3.61m)

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator

**Utility**

11' 10" x 5' 5" (3.61m x 1.65m)

Carpet flooring, space for washing machine, space for freezer, combi boiler, storage cupboard, uPVC double glazed frosted window.

**Shower Room**

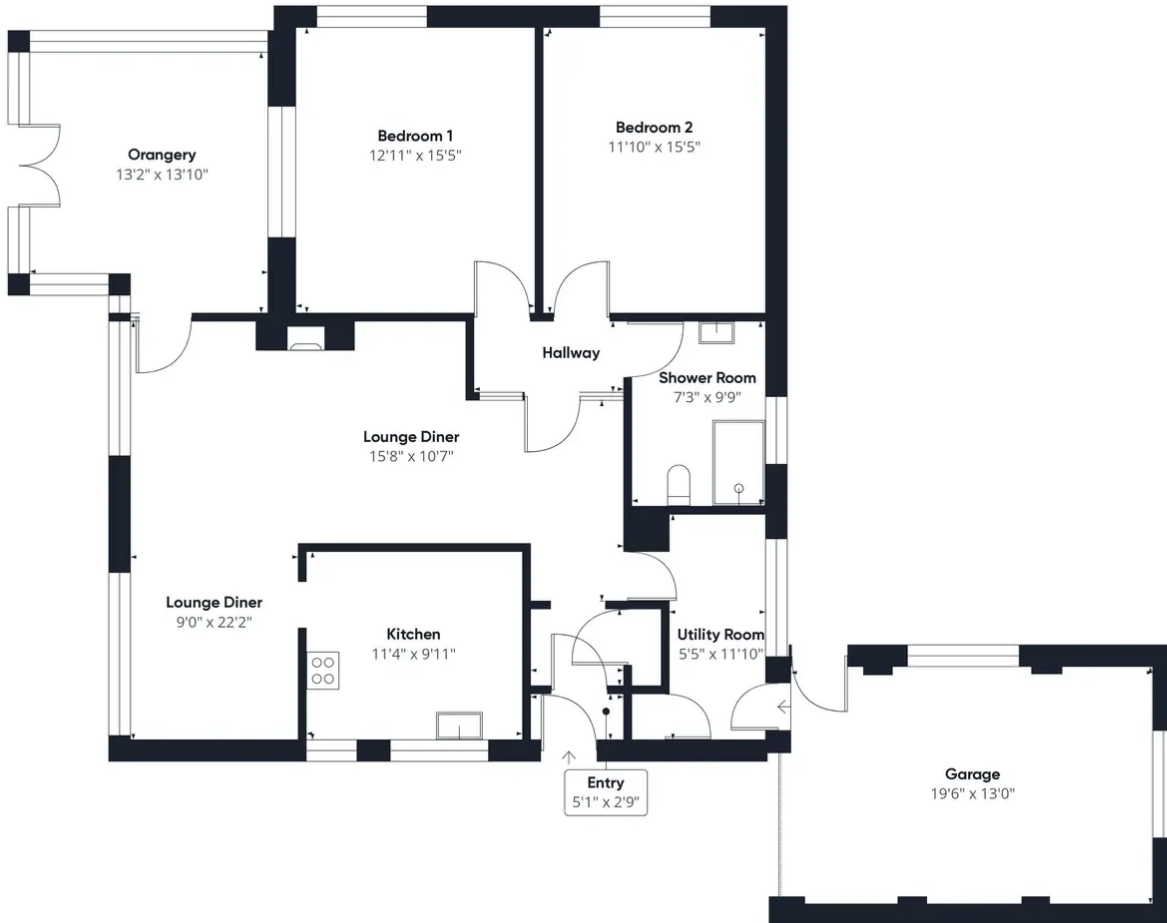
9' 9" x 7' 3" (2.97m x 2.21m)

Three piece suite in white, mainsfed walk in shower, vanity unit housing sink, WC tiled floor to ceiling, heated towel radiator, uPVC double glazed frosted window









Approximate total area<sup>(1)</sup>  
1580.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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