

Guide Price £450,000 Freehold

- Chalet Bungalow
- Ground Floor Bathroom & First Floor Shower Room
- Two Conservatories
- Approx. 0.3 Acres
- EPC: C

- Four Bedrooms
- Kitchen/Utility With Granite
  Work-Surfaces
- Fantastic Gardens
- Off Road Parking & Garage

\*\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*\* Robert Luff & Co are delighted to bring to market this INCREDIBLY SPACIOUS and well presented, semi-detached chalet bungalow, OCCUPYING A PLOT APPROX. 0.3 ACRES, located in popular Berriedale Drive - Close to local shops, schools and bus services. The surprising accommodation comprises: Entrance porch, entrance hall, two double ground floor bedrooms, bathroom, living room, kitchen utility room with granite work-surfaces, two interconnecting conservatories, first floor landing, two further double bedrooms and shower room. Outside, there is a fantastic, West facing rear garden, ideal for anyone who wishes to grow their own fruit and vegetables. There is also ample off street parking to the front and a garage, ideal for storage. VIEWING ESSENTIAL!!!





# Accommodation

### Double Glazed Front Entrance Door:

### Entrance Hall

Wood effect flooring, radiator.

### Bedroom Three 11'10 x 11'8 (3.61m x 3.56m)

Double glazed window to front aspect, upright radiator and coved ceiling.

#### Bedroom Two 22'0 x 12'0 (6.71m x 3.66m)

Double glazed window to front aspect, upright radiator and coved ceiling.

#### Bathroom

Corner bath with spa jets and electric shower over, low level flush WC, vanity wash hand basin with cupboard under, wall lights, majority filed walls, ladder radiator.

### Living Room 16'8 x 10'6 (5.08m x 3.20m)

Double glazed patio doors leading to the rear garden, upright radiator.

#### Kitchen 18'3 x 7'5 (5.56m x 2.26m)

Double glazed window to side aspect, double glazed patio doors to rear, range of fitted wall and base units with sparkle work surfaces incorporating a one and a half bowl sink unit with mixer tap and drainer, part filed walls, range cooker with extractor hood over, double glazed patio door to rear.

## Utility Area 9'2 x 7'8 (2.79m x 2.34m)

Space and plumbing for appliances, cupboard enclosed boiler, part filed walls.

## Conservatory 16'10 x 11'6 (5.13m x 3.51m)

Double glazed windows and doors, radiator and TV point.

## Conservatory Two 17'3 x 8'10 (5.26m x 2.69m)

Double glazed windows, radiator and double glazed door.

### First Floor Landing

### Bedroom One 16'4 x 12'5 (4.98m x 3.78m)

Double glazed velux window to front aspect, radiator and laminated flooring.

### Shower Room

Walk in shower enclosure, low level flush WC, pedestal wash hand basin, double glazed window to rear aspect, mosaic tiled walls, ladder radiator and downlights.

## Bedroom Two 16'4 x 8'7 (4.98m x 2.62m)

Double glazed velux window and double glazed window to rear aspect, radiator and storage to the eaves.

## Outside

### West Facing Rear Garden

Fantastic rear garden being laid to lawn with a fine array of plants, shrubs and trees, further vegetable garden, greenhouse, patio seating area, fence enclosed with side

## Garage

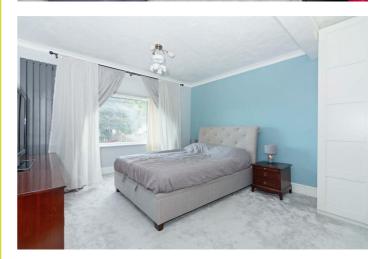
To be used as storage only, as no vehicular access. Up and over door, personnel door to side.

## Off Street Parking

For several vehicles to front.

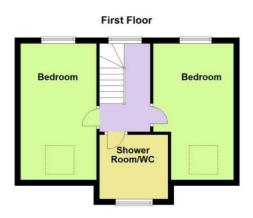


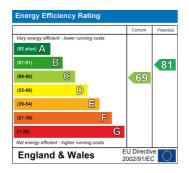


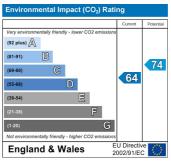












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