





HOUSE AND SON

House and Son are delighted to be able to offer for sale this exceptionally stylish detached chalet bungalow. Attention to detail is second to none with beautifully equipped kitchen with white quartz surfaces and integrated appliances, brushed stainless steel effect sockets and light switches throughout, bespoke built-in storage/wardrobes, contemporary bathrooms and décor. The accommodation comprises three double bedrooms, en-suite shower room, ground floor family bathroom, living/dining room, kitchen, ample off-road parking and landscaped rear garden. The property is situated in a secluded modern development with high street shops, facilities and popular schools all within easy reach. Vendor suited.

ENTRANCE

UPVC double glazed front door leading to built in cupboard with glass plinth. Quickstep oak effect flooring throughout ground floor, smooth and coved ceiling, radiator, understair storage. Stairs to first floor. All rooms lead from reception hall. UPVC double glazed door to rear garden.



FITTED KITCHEN

10' 0" x 9' 5" (3.05m x 2.87m)

Luxury fitted kitchen with white quartz work surface inset single bowl with mixer tap. Comprehensive fitted slow close door base units, integrated high end appliances incorporating dishwasher, fridge, freezer, stainless steel effect oven, matching four ring inset gas hob, filter canopy above, matching dress style cabinets one housing recently fitted, wall mounted "Glow worm" gas fired combination boiler, serving central heating and hot water, set of drawers, under pelmet low lighting, matching splashback, space and plumbing for washing machine, radiator, UPVC double glazed window to front aspect, smooth and coved ceiling, recessed downlighters.

LIVING/DINING ROOM

14' 5 into bay" x 13' 7" (4.39m x 4.14m)

UPVC double glazed box bay window, radiator, floating centre feature plinth with recess for television and other media appliances below. Two wall light points, smooth and coved ceiling.

GROUND FLOOR BEDROOM ONE

10' 1" x 8' 4" (3.07m x 2.54m)

UPVC double glazed window to rear, radiator, smooth and coved ceiling.

GROUND FLOOR BEDROOM TWO

13' 0" x 6' 10 plus door recess" (3.96m x 2.08m)

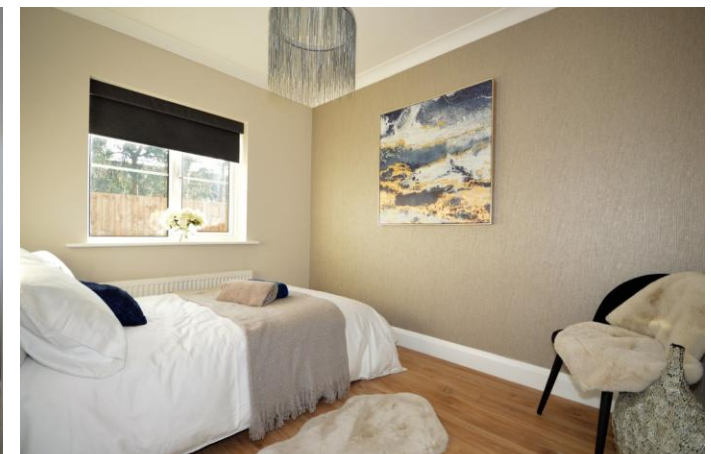
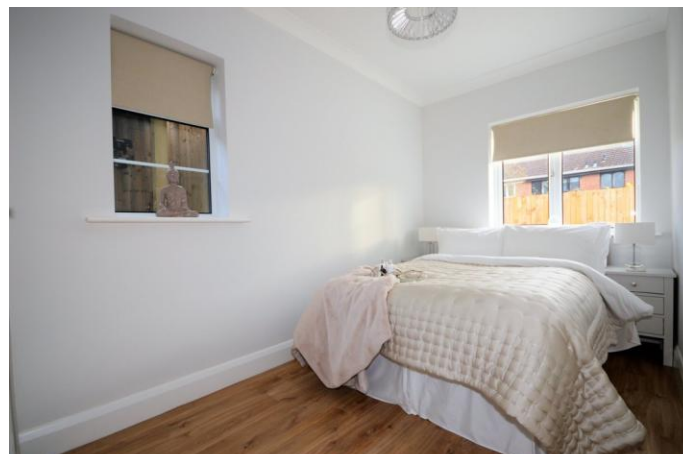
UPVC double glazed window to rear and side, radiator, smooth and coved ceiling, built in double wardrobe.



GROUND FLOOR BATHROOM

White suite comprises panelled bath with mixer valve and overflow filler, rainfall style shower head with additional hand held shower attachment, vanity unit with wash hand basin and mixer tap, floating concealed cistern low level WC, white quartz shelf with mirror, recess LED lighting, smooth and coved ceiling, recess downlighters, heated towel rail/radiator, frosted UPVC double glazed window to side. The bathroom is fully tiled.







STAIRS TO FIRST FLOOR GALLERIED LANDING

Frosted velux window, smooth ceiling, recess downlighters.

MASTER SUITE

**12' 11 to wardrobe front" x 12' 7 access to eaves
space" (3.94m x 3.84m)**

Range of floor to ceiling wardrobes, radiator. UPVC double glazed window to front.



EN-SUITE SHOWER ROOM

Walk in double tray with screen, rainfall style shower head with additional hand held attachment, floating vanity unit with white quartz surface, single wash hand basin with mixer tap, floating concealed cistern low level WC, wall mounted heated towel rail/radiator, LED floor lighting, smooth ceiling with recess downlighters, extractor fan, fully tiled walls.

REAR GARDEN

Porcelain tile patio area abuts the property with timber sleepers, artificial lawn with pea shingle border, access to both sides of the property via timber gates, storage to the side. Tool shed. Outside lighting.

FRONT GARDEN

Two sensor lights, gate to side access. Pea shingle border with feature tree, brick wall with hedged bank. Off road parking for three vehicles.





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	70