



SIMPLY GREEN

Homers Lane

Kingsteigton

THREE BEDROOM DETACHED

- ◆DETACHED BUNGALOW
- ◆SOUGHT AFTER AREA
- ◆TWO/THREE BEDROOMS
- ◆TWO ENSUITES
- ◆FURTHER DEVELOPMENT POTENTIAL
- ◆STUNNING GARDENS
- ◆CONSERVATORY
- ◆GARAGE AND OFF ROAD PARKING
- ◆UTILITY ROOM
- ◆TENURE - FREEHOLD

This charming detached bungalow offers a blend of comfort and convenience. As you enter through the porch into a welcoming hallway, you'll find internal access to the garage, a spacious utility room, and another doorway for added convenience. The home boasts a bright and airy lounge, three well-proportioned bedrooms—two of which feature ensuite bathrooms—and a fully-equipped kitchen. The family bathroom suite provides additional functionality, and the conservatory offers a lovely spot to relax, with access to the wraparound garden. A loft area, accessible via stairs, presents further potential for extra living or storage space with power, lighting and a velux window. Outside, the property benefits from ample parking at the front, a level garage, and beautifully maintained wraparound gardens. Located in a sought-after area, this bungalow is ideal for those seeking a peaceful yet accessible home.

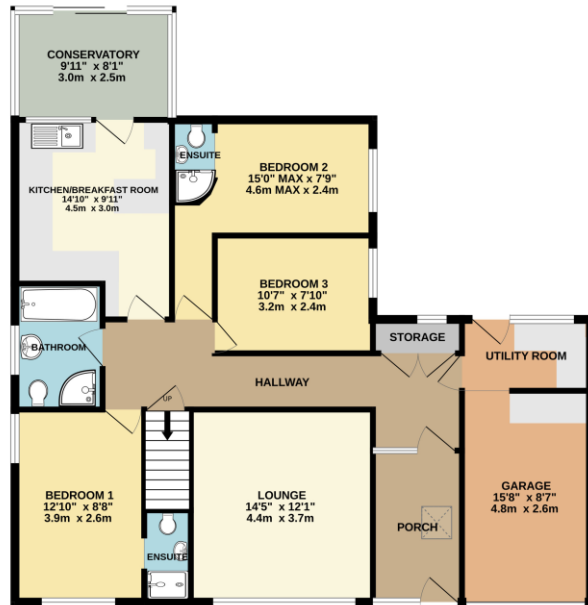


Accommodation

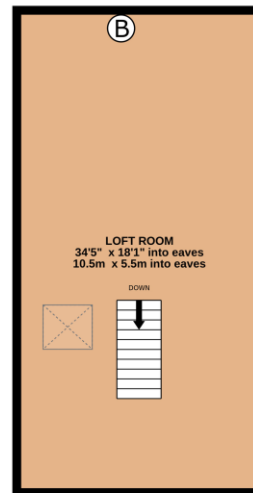
The accommodation begins with a PVC double-glazed door and window opening into the entrance hallway, which features a skylight, central heating radiator, power points, and oak effect flooring. A timber door opens into the hallway, with doors leading to all rooms, central heating radiator and thermostat, smoke alarm, power points, and a fitted storage cupboard containing the central heating radiator. There is also a door leading to the loft area, which is boarded, insulated, and equipped with a wall-mounted boiler and windows, making it ideal for further development. The hallway provides access to the garage through another door, which is equipped with lighting, power points, and base units. Next to the garage is a utility room with a range of wall and base units, tiled splashbacks, a Belfast sink with a mixer tap, space and plumbing for white goods, and a UPVC double-glazed window and door. The lounge is bright and spacious, featuring a window to the front, a central heating radiator, an electric fire, downlights, media points, and brushed chrome sockets and switches. Bedroom two has windows to the side, a central heating radiator, media points, and a door opening into an en-suite. The en-suite includes a low-level WC, wash basin with mixer tap, vanity mirror, walk-in shower with glass screen, mains shower, vinyl floor tiles, and a chrome towel rail. The master bedroom offers windows to both the front and side, a central heating radiator, downlights, power points, media points, a telephone point, and under-stairs storage. The en-suite features a low-level WC, wash basin, vanity mirror, walk-in shower with glass screen, vinyl floor tiles, and chrome fixtures. Dining Room/Bedroom three, currently used as a dining room, includes windows to the side, spotlights, central heating radiator, power points, brushed chrome sockets, and switches. The family bathroom is spacious and comprises a panelled bath with mixer tap, low-level WC, wash basin with mixer tap, a corner shower with glass enclosure, vinyl floor tiles, and frosted windows to the side. The kitchen features units with work surfaces, tiled splashbacks, space for a fridge-freezer, dishwasher, and cooker, chrome sockets and switches, and a UPVC double-glazed window and door leading into the conservatory. With additional work surfaces, a breakfast bar area, TV points, power points, vinyl floor tiles. The conservatory offers sliding doors opening into the rear garden. The polycarbonate roof provides a bright atmosphere, and steps lead out into the well-maintained garden, perfect for relaxing and outdoor entertainment, with additional power point. A staircase leads to the fully boarded and insulated loft area, which has lighting, power points, and Velux window and a wall mounted boiler central heating system. Offering ample storage or potential for further development.



GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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Outside

Outside to the rear of the property is there is access to the front, with patio steps off of the conservatory opening onto expanse of level lawn with range of mature shrubs and bushes to borders trees, and raised beds. Patio pathway giving access to the side with timber gate, leading to the front. Further gardens to the side leading to a timber storage shed with mains power and lighting and a level patio courtyard seating area with an outside tap and internal access to garage and utility. And to the front of the property there's block paved drive way with off road parking for multiple vehicles, bordering shrubs and bushes and a level lawned area. Access to the front and a pathway leading to side access gate.

EPC:

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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