

PRICE:£390,000



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SPECIFICATIONS, DIMENSIONS, AREA, COLOURS, QUALITY, MATERIALS, FINISHES, AND ACCURACY OF DIMENSIONS.



Sutton Road, Cowplain, PO8 8QA

DECEPTIVELY SPACIOUS THREE BEDROOM LINK DETACHED BUNGALOW in Cowplain. The property now boasts spacious lounge with separate dining room, modern refitted shower room, double glazing and gas heating, beautifully landscaped rear garden, driveway and garage with electric roller shutter door.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Spacious Entrance Porch W: 6' 10" x L: 9' 9" (W: 2.08m x L: 2.97m)
Double glazed doors to front and rear aspects, double glazed windows, matching range of base units with work surfaces over, tiled flooring, power points, double glazed door to kitchen.

Kitchen W: 9' 5" x L: 9' 9" (W: 2.87m x L: 2.97m)
Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with extendable hose mixer tap and drainer, four ring gas hob with stainless steel extractor canopy over, eye level double oven, space and plumbing for washing machine, space for under counter fridge, space for free standing fridge / freezer, tiled splashback and flooring, double glazed window to front aspect, smoothed and coved ceiling with pin spot downlighting.

Inner Hall
Coved and smoothed ceiling, radiator, fitted storage cupboard, fitted airing cupboard with shelving and wall mounted boiler for central heating, laminate wood effect flooring, loft access.

Lounge W: 12' 1" x L: 24' 1" (W: 3.69m x L: 7.35m)
Feature fireplace with marble effect surround with inset electric fire, two radiators, double glazed window to front aspect, coved and smoothed ceiling, double doors to dining room and door to inner hall.

Dining Room W: 7' 8" x L: 17' (W: 2.33m x L: 5.19m)
Vaulted glass lantern ceiling, two radiators, laminate wood effect flooring, dado rail, feature coloured glass wall, personal door to garage and door to bedroom three.

Bedroom One W: 10' 3" x L: 11' 7" (W: 3.12m x L: 3.53m)
(Measurements do not include depth of fitted wardrobe cupboards). Double glazed window to rear aspect, coved and smoothed ceiling, floor to ceiling fitted wardrobe cupboards, radiator.

Bedroom Two W: 9' 7" x L: 11' 7" (W: 2.93m x L: 3.54m)
Double glazed window to rear aspect, coved and smoothed ceiling, fitted wardrobe cupboards, radiator.

Bedroom Three / Summer Room W: 12' 7" x L: 9' 5" (W: 3.84m x L: 2.87m)
Double glazed French doors leading out to the garden, double glazed window to side aspect, radiator, smoothed and coved ceiling, laminate tiled effect flooring.

Shower Room W: 6' 6" x L: 8' 3" (W: 1.99m x L: 2.5m)
Modern suite comprising corner shower cubicle with over head shower and additional hand held shower attachment, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, two wall mounted fitted bathroom cabinets.

OUTSIDE

Frontage benefits from driveway providing off road parking leading to the garage, with picket style fencing providing an enclosed well tended shingled area with gated access leading to the front door. Gated side access leads to the beautifully landscaped rear garden which has been carefully designed by the current owners to now incorporate three separate seating areas, small water feature, tended lawn and planting, external power points, external water tap, garden timber shed (to remain), and panelled fencing to complement the boundaries.

Garage W: 8' 1" x L: 16' 11" (W: 2.46m x L: 5.15m)
Electric roller shutter door to the front, personal door to the dining room, feature colour glass wall, wall mounted utility meters, wall mounted electric fuse board, power and lighting.

