

RUE GENET



PORCH * HALL * KITCHEN * LIVING ROOM * DINING ROOM
2/3 BEDROOMS (1 en-suite) * DRESSING ROOM * BATHROOM
CONVERTED LOFT SPACE * OFF ROAD PARKING * GARDEN

£350,000.00 FREEHOLD

A modern detached bungalow situated on the western perimeter of green belt countryside and within easy flat walking distance of town. The property has been well maintained and has an east/west outlook with an attractive rear garden and patio. The large loft space has been boarded and fitted out in strip pine giving the option of an additional bedroom or day room. Off road parking to the front of the property and double glazing throughout.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT

12 Rue Genet

-2-

PORCH

4ft 9" x 3ft 3". uPVC double glazed door with obscure glazing and coloured motif faces west. uPVC double glazed (obscure) side panel. Ceiling light point. Ceramic tiled flooring. Ceiling light point. Decorative

rail. Cupboard housing electricity meters and fusebox. Glazed door and side panel to:

HALL

15ft x 4ft 10". Wood laminate flooring. Ceiling light point. Storage cupboard with coat rail and shelf. Access to loft. Telephone point. Thermostat. Small archway.

KITCHEN

15ft x 10ft 9". uPVC double glazed window faces west. Pole and curtains. uPVC double glazed window faces south. Pole and curtains. Ceiling striplight. Wood laminate flooring. Fitted kitchen with base and wall units in light oak. Display cabinets. Wine rack. Plate rack. Double radiator. Ceiling striplight. Six double power points. T.V. point. Stainless steel sink unit and drainer. Partial tiling to walls. Boulter boiler and controls for oil-fired central heating. Two Scandinova freezers. Kelinator refrigerator. Leisure Victoriana four ring gas cooker with oven and grill. Microwave oven. Zanussi washing machine.

DINING ROOM

16ft 6" x 10ft 6". uPVC double glazed window faces South. Pole and curtains. uPVC double glazed window faces east overlooking the patio and garden. Curtain pole. Double radiator. Ceiling light point. Power points. Telephone point. Broadband connection. Carpet. Airing cupboard housing hot water cylinder and shelving. Spiral staircase leads to converted loft space.

DAYROOM/
BEDROOM 3

26ft 6" x 15ft. Two large Velux rooflights face east and west. Two double glazed windows face north and south. Blinds. Strip pine to ceilings and walls. Five under eaves cupboards. Boarded floor. Two ceiling light points. Three double power points. T.V. point.

LIVING ROOM

17ft 9" x 13ft. uPVC double glazed sliding patio doors face south overlooking the patio. Full length curtains. One uPVC double glazed (obscure) window faces north. Pole and full length curtains. Two radiators. Two ceiling light points. Four double power points. T.V. point. Carpet. Door leads into:

MASTER BEDROOM

13ft x 11ft 9". uPVC double glazed window faces south. Curtain pole. uPVC double glazed (obscure) window faces north. Curtain pole. Radiator. Ceiling light point. Three double power points. Lighting point. T.V. point. Carpet. Doors leads into Dressing Room and Bathroom.

DRESSING ROOM

6ft sq. uPVC double glazed window faces east overlooking the garden. Blind. Ceramic tiled flooring. Ceiling light point. Wall to wall hanging rail with shelf over. Double power point. Wall mirror.

En-Suite Bathroom

6ft 9" x 6ft. uPVC double glazed window faces east. Curtains. Italian floor and wall tiling. Radiator. Ceiling light point. W.C. Wash handbasin. Wall mirror. Striplight. Bath with tiled surround. Rail and curtain. Telephone point.

BEDROOM 2

15ft x 10ft 3". uPVC double glazed window faces west. Curtain pole. Double radiator. Ceiling light point. Two double power points. T.V. point. Carpet.

BATHROOM

8ft x 7ft (max). uPVC double glazed (obscure) window faces north. Blind. Italian ceramic floor and wall tiles. Radiator. Ceiling light point. W.C. Wash handbasin. Mirror. Striplight. Bath with tiled surround. Towel rail.

Exterior

Front

Concrete forecourt with parking space for three vehicles. Wall and fencing to boundaries.

Rear

Large paved patio area faces east and south. Fir trees to northern boundary. Wall and fencing to southern boundary. Barbecue area. Shrubbery. Fuschia bed. Oil tank. Water tap. Trellis and fencing with climbing honeysuckle leads to large lawned area. Hedging. Flower beds. Trellised area with Garden Shed. Pagoda. Natural wild garden area with flower beds. Evergreen honeysuckle. Stone planters and figures. Bench. Solar lighting.

Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot accept any responsibility for any which may prove to be faulty after any sale.