

2 Bedroom Detached Bungalow for Sale - £350,000

Holmefield Close, Thornton Cleveleys, FY5 2QL



KEY FEATURES

- Two Bedroom Detached Bungalow • Cul-de-sac Location • Modern Fitted Kitchen • Separate Utility • Master Bedroom With Fitted Wardrobe • Modern Three Piece Bathroom Suite • Enclosed Private Rear garden • Ample Off Road Parking And Garage • No Upper Chain • Viewings Are Highly Recommended

Description

A most stunning contemporary detached bungalow located in a quiet cul-de-sac location, in the charming village of Thornton Cleveleys, on the fringes of Poulton-Le-Fylde and Cleveleys.

The property was completely updated by the previous owner, by adding a modern fitted kitchen, utility, bathroom and conservatory.

The entrance porch leads into the spacious hallway offering a large storage cupboard with sliding doors and separate WC. Good size lounge to the front, gas fire and feature marble hearth and surround. Open plan to the dining area and Upvc French doors leading to the conservatory, which overlooks the private rear garden. A magnificent modern fitted kitchen with twin oven, microwave and integrated fridge, freezer and dishwasher. Master bedroom with fitted wardrobes, second bedroom and spacious three-piece bathroom suite.

Externally the property features ample off road parking to the front and access to the single garage. Enclosed rear garden with paved patio area and laid lawn.

Viewings are strongly recommended, so please call the office on 01524 233717 to book your viewing appointment. No Upper Chain.



Ground Floor

Entrance Porch - Upvc entrance door and door leading to-

Hallway - Fitted storage cupboards, radiator, laminate flooring and down lighting.

Seperate Wc - Two piece suite comprising low level WC and wash hand basin, Upvc double glazed window to the side aspect. Radiator and tiled flooring.

Lounge - 17' 10" x 12' 4" (5.44m x 3.78m) (into bay)
Upvc bay window to the front aspect. Gas fire with marble hearth and surround. Radiator. Three wall lights. Open plan to-

Dining Area - 10' 8" x 10' 9" (3.27m x 3.3m) Radiator, Upvc double glazed patio doors leading to-

Conservatory - 12' 3" x 9' 5" (3.75m x 2.88m) Upvc double glazed windows and Upvc patio doors leading to the rear garden.

Dining Kitchen - 10' 2" x 12' 2" (3.12m x 3.71m) Modern fitted kitchen with a range of wall and base units with contrasting work surfaces incorporating a one and a half stainless steel sink unit, double electric oven, microwave, four ring gas hob and stainless steel extractor fan. Integrated fridge, freezer and dishwasher. Upvc double



glazed window to the rear aspect. Radiator. Down lighting and tiled flooring. Door leading to-

Utility - 5' 8" x 7' 8" (1.74m x 2.36m) Fitted with a cupboard above the contrasting work surfaces and a double base unit housing the boiler. Space for a washing machine and dryer. Upvc window and door leading to the enclosed rear garden. Tiled flooring.

Master Bedroom - 10' 0" x 16' 1" (3.07m x 4.91m) Upvc double glazed window to the front aspect. Fitted wardrobes. Radiator.

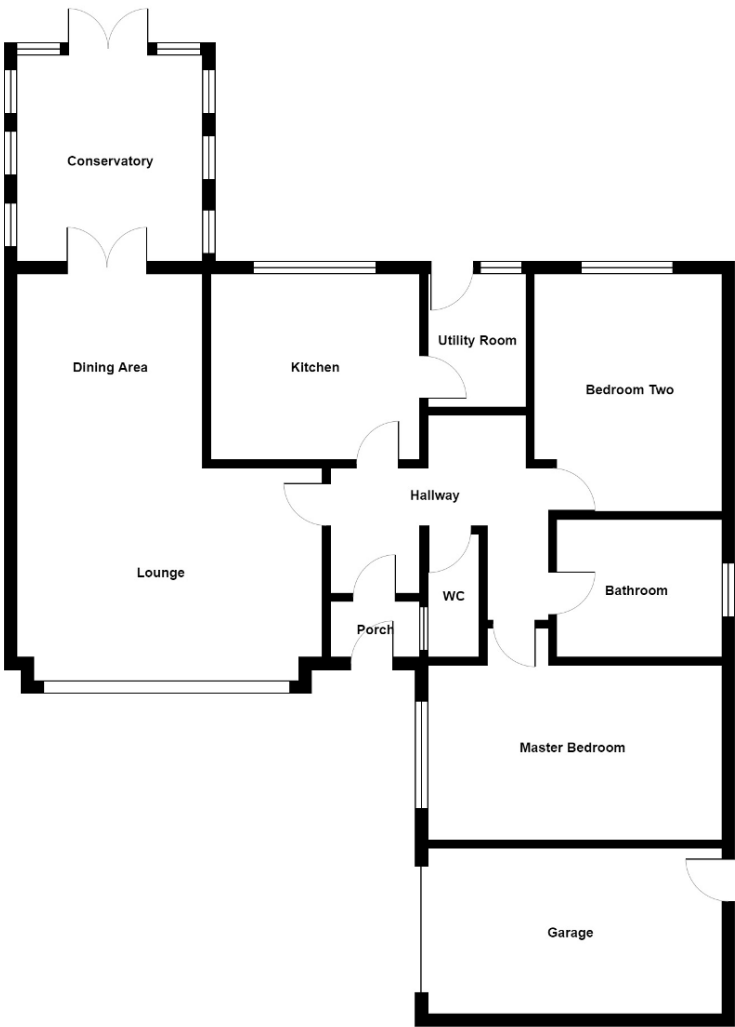
Bedroom Two - 13' 9" x 10' 11" (4.21m x 3.33m) (into recess) Upvc double glazed window to the rear aspect. Radiator.

Bathroom - Spacious bathroom fitted with a modern three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Upvc double glazed window to the side aspect. Heated towel rail. Down lighting and tiled flooring.

Exterior - Gravel driveway to the front providing ample off road parking. Lawned area and flower bed. Pathway to the side leading to the rear. Enclosed rear garden with laid lawn, paved patio and shrubs.

Garage - 9' 8" x 17' 8" (2.95m x 5.39m) Up an over door, power, water, light and door leading to the rear.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	81 B
39-54	E		
21-38	F		
1-20	G		

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.