



PARK CLOSE, OIRO £595,000 FREEHOLD COUNCIL TAX BAND - E EPC-D

An ideal position, walking distance from the village centre and all its amenities. A detached 2/3 bedroom bungalow with garage, off road ample parking and a westerly rear garden.



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Approach:

Covered entrance porch with outside courtesy light. Quarry tiled step and obscure, multi glazed front door provides access to:

Entrance Hallway:

Parquet block flooring, single radiator, single door built-in clothes cupboard with hanging rail, dogleg stairs to first floor landing, doors off to all ground floor accommodation including door to:

Kitchen/ Breakfast Room:

Dual aspect room with double glazed window to the front, and part wooden and obscure single glazed door, giving access out onto the rear porch, roll edged work surface in part to 2 walls with a range of base and drawer units below with further matching wall mounted units over single bowl. Sink and drainer unit inset to the work surface with mono taps above. Space and plumbing below for both washing machine and dishwasher. Further space for upright fridge freezer, single door built-in storage cupboard, four ring hob with electric oven below and fitted extractor fan and light above double door built-in cupboard, single radiator and power points.

Sitting Room:

Dual aspect room with double glazed window to the side and further double opening doors with matching side screens, giving access out onto the rear

conservatory. Ornate fire surround television, aerial points, and two single radiators.

Sun Lounge/Conservatory:

Part brick and double glazed construction with double glazed windows to both rear and side set under a pitched triple glazed roof with a further double opening French style doors from the side giving access to the Rear Garden.

Bedroom One:

Double glazed window to the rear single radiator dressing area, power points.

Bedroom Two/Dining Room:

Double glazed window to the rear, single radiator, wooden flooring and power points.

Ground Floor Bath/Shower Room:

Obscure double glazed window to the side, matching suite comprising of low-level WC. Pedestal wash hand basin and panelled bath with wall mounted electric shower. Ceramic tiled flooring, wall mounted ladder style radiator. Part tiled walls. Stairs from the Entrance Hallway provide access to the:

First Floor Landing:

Ceiling light point, door to:

Bedroom Three:

Double glazed window to the rear, double door built-in storage cupboard with further single door is access single radiator, power points, sliding door to the:

Ensuite/Cloakroom:

Obscure double glazed window to the side, matching suite comprising of low-level WC and vanity wash hand basin with mono taps over additional storage area.

Outside:

Enclosed to one side by timber fencing and by mature hedging to the other. The front garden has been laid mainly to lawn, while surrounded by earth dug borders containing an array of mature shrubs and bushes. There is a tarmac path which leads to the front of the property and continues along the side, providing off-road parking for a number of cars. There is a covered car-port area and:

Detached Garage:

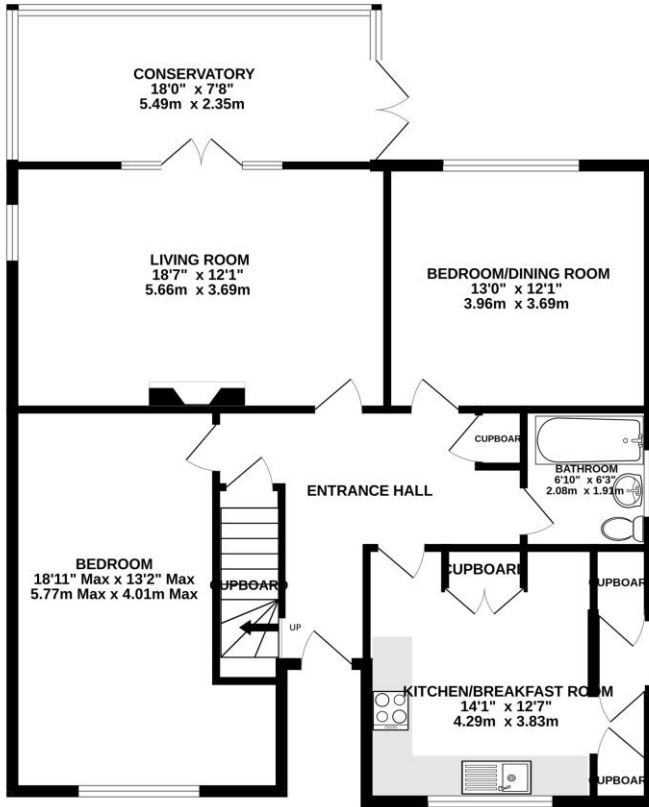
Accessed via a metal up and over door, the Garage has the benefit of both power and lighting.

Rear Garden:

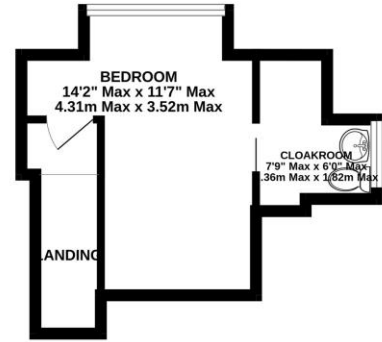
It's a particular feature of the property, anything close to both sides and rear in part by timber fencing and control hedging. It has been laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs and bushes.



GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



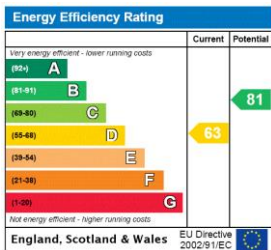
1ST FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS230123
 Heating System: Gas
 Water Supplier: TBC
 Broadband: For supplier and speed we refer to Ofcom
 Coastal Erosion Management in your area – Gov.uk
 Shown were correct at the time of printing.



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