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Hartwell Road, Roade, NN7 2NU

£450,000 Bungalow

4 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

INDIVIDUAL, NON-ESTATE PROPERTY. Jackson Grundy is pleased to be instructed as the sole selling agents for this wonderful, deceptively spacious, detached bungalow situated on the outskirts of this highly regarded village with amenities, in an idyllic non estate position.

Features & Utilities

- ✓ Highly Regarded Village
- ✓ Non-Estate Detached
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Utility & WC
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Well Tended Gardens
- ✓ Garage & Parking
- ✓ Viewing Recommended

Property Overview

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PORCH

Storm porch via uPVC double glazed door. Tiled floor.

HALL

A welcoming hallway with built in cloaks cupboard for shoes/coats etc. Airing cupboard housing hot water cylinder. Wood laminate flooring. Access to part boarded loft with ladder. Two radiators.

LOUNGE/DINING ROOM 7.77m x 4.04m (25'6" x 13'3")

Feature double glazed picture window to front elevation. Double glazed French doors to side elevation. Feature fireplace with gas fire. Two radiators. Serving hatch to kitchen. Space for dining table and chairs. Built in cupboards.

KITCHEN AREA 3.17m x 2.44m (10'5" x 8'0")

A lovely open plan space fitted with wall and base units. Extractor over Range space. Single drainer sink unit with mixer tap and tiled splash backs. Cupboard housing gas fired boiler (re-fitted approximately 2 years ago). Tiled floor which continues onto breakfast area.

BREAKFAST AREA 3.12m x 2.44m (10'3" x 8'0")

Double glazed window to rear elevation. Double glazed French doors to side elevation. Space for breakfast table and chairs. Radiator.

WC

High level double glazed window. Ladder style radiator. Low level WC and pedestal wash hand basin.

UTILITY

Double glazed door to garden. Single drainer stainless steel sink unit with mixer tap and tiled splash backs. Wall and base units. Space for washing machine and tumble dryer. Tiled floor. Extractor.

BEDROOM ONE 3.12m x 4.96m (10'3" x 16'3")

Double glazed window to rear elevation. Radiator. A bank of wall to wall fitted wardrobes and matching corner cupboard.

EN-SUITE

Obscure double glazed window to rear elevation. Suite comprising tiled shower enclosure, wash hand basin and WC set into modular unit with toiletries cupboard. Tiled floor. Extractor.

BEDROOM TWO 3.62m x 2.53m (11'11" x 8'4")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.30m x 3.02m (7'7" x 9'11")

Double glazed window to side elevation. Radiator.

BEDROOM FOUR 2.20m x 3.00m (7'3" x 9'10")

Double glazed window to side elevation. Radiator.

BATHROOM

Obscure double glazed window. Chrome ladder style radiator. Suite comprising P shaped bath with Aqualisa shower over, wash hand basin and WC set into modular unit with counter top and toiletries cupboard. Tiled walls and floor. Extractor.

OUTSIDE

The gardens extend to all four sides, more generous at the front which is enclosed by fencing and shrubs. Wrought iron gates open into extensive parking. Large timber shed with power and greenhouse.

GARAGE

Single garage with up and over door. Power and light connected.

SIDE & REAR GARDENS

Paved and lawned. Well stocked borders with a lovely variety of shrubs and perennials and spring bulbs. Water tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Ask Agent

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Lateral Living

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

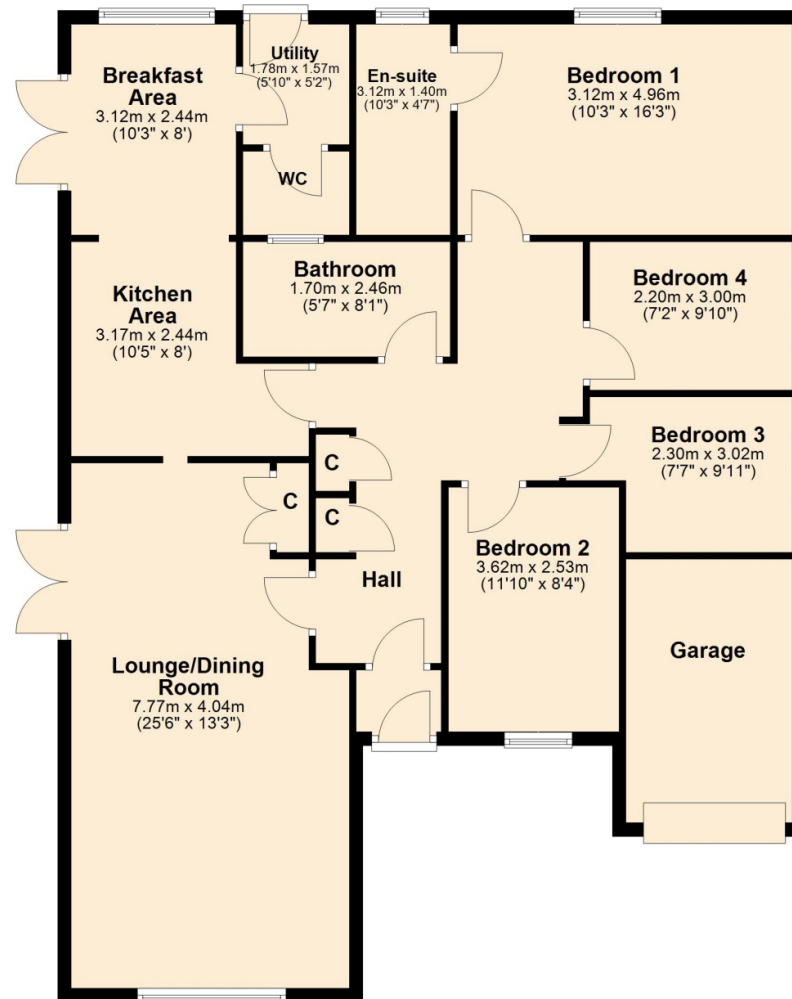
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor

Approx. 139.6 sq. metres (1502.4 sq. feet)



Total area: approx. 139.6 sq. metres (1502.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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