

FOR SALE BY PRIVATE TREATY

RS/4062

26 Grove Heights, Ederney. BT93 0DL

DETACHED 3 BEDROOM BUNGALOW WITH POSSIBLE ROOFSpace CONVERSION SPACE



- ❖ Newly constructed spacious 3 bedroom bungalow set close to Ederney village centre and all local shops, schools and amenities.
- ❖ Property offers 3 bedroom accommodation with ensuite to master bedroom, lounge, spacious dining/living area opening off kitchen, kitchen, Bathroom and Utility area.
- ❖ Kitchen/Utility and main Bathroom fitted out. Entire walls have been painted magnolia throughout.
- ❖ Nicely elevated site offering countryside views in the distance but still with the convenience of town location.

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Accommodation

Entrance Hall: 17'7" x 6'8"



PVC double glazed/panelled entrance door and matching side screen.

Lounge: 15'1" x 13'10"



Timber finished fire surround and cast iron inset provided to open grate.

Family/Dining area: 16'5" x 13'10"



Double doors opening to kitchen, part glazed.

Spacious room with views to front.

Kitchen: 13'9" x 10'10"



Layout provides good range of kitchen unit space.

Patio doors opening to rear.

Utility area: 9'7" x 5'6"

Fitted high and low units. S.s. sink. Open arch to kitchen.



Bathroom: 7'11" x 9'7"



3 piece suite. Electric shower over bath. Ceramic tiled flooring. Walls part tiled. Hotpress opening off.

Bedroom No 1: 14'5" x 13'6"inc. ensuite.



Layout provides for 2 piece suite and separate shower cubicle.



Bedroom No 2: 13'0" x 9'6"

Bedroom No 3: 9'10" x 9'7"



OUTSIDE

Driveway to front has been gravelled and kerbed. Gardens to front and small area to rear. Timber boundary fence.

Current Annual Rates £833

All mains services installed.

EPC PENDING

Viewing by appointment with agent.