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Charming Family-Home...
Oaklands Close, West Kingsdown

Offers in Excess of £415,000
FREEHOLD

Unexpectedly welcomed back to the market for 2018, and situated in the highly sought after vicinity of West Kingsdown, is this well presented, and spacious 2 Bedroom Detached Bungalow. Boasting a range of enviable features, from large living accommodation throughout, to an abundance of off street parking and a southerly facing private rear garden, this has it all to offer and is a must see property! EPC Rating 123 A

FEATURES INCLUDE:

- ☑ **2 Bedroom Detached Bungalow**
- ☑ **Private Rear Garden**
- ☑ **Garage & Off Street Parking**
- ☑ **Spacious Living Accommodation**
- ☑ **Close to Local Shops & Amenities**
- ☑ **Energy Saving Solar Panels**

REF: 10661

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The accommodation comprises:

PORCH Boasting a double-glazed feature front door, with an additional double-glazed window to side, and easy to maintain fully-tiled flooring, the Porch offers the ideal space in which to hang your coats and store your shoes.

ENTRANCE HALL 16' 1" x 6' 1" (4.9m x 1.85m) The large and welcoming Entrance Hall provides a lasting first impression of this delightful Family Home. With a sumptuous fitted carpet laid throughout, the Entrance Hall offers an open-plan feel to make it apart of the living space, and at current is being utilised for a Dining Area.

FAMILY ROOM 12' 4" x 11' 7" (3.76m x 3.53m) The delightful Family Room offers ample space, and is naturally well-lit thanks to the charming double-glazed bay-window to front, as well as a further double-glazed window to side, creating a warm and vibrant 'dual-aspect' setting. Finished off with a luxurious fitted carpet, two separate wall-mounted radiators, and an electric feature fireplace.

KITCHEN 18' 4" x 8' 9" (5.59m x 2.67m) This Kitchen is fully equipped to meet all of your daily needs, and is flooded with natural light throughout due to the 2 separate double-glazed windows to rear, as well as a double-glazed patio door to side. Further boasting a range of matching wall and base units (with work tops over), a ceramic sink and drainer unit (with mixer tap), plumbing for a washing machine / dish-washer, as well as an integrated electric oven and 4-ring hob (with overhead extractor). Finished off with a large storage cupboard (housing the boiler), part-tiled walls, and 'Amtico' tile-effect flooring.

MASTER BEDROOM 13' 7" x 10' 1" (4.14m x 3.07m) The Master Bedroom is of enviable proportions and is sure to impress! Benefiting from a double-glazed bay-window to front, a wall-mounted radiator, a selection of fitted wardrobes, and a sumptuous fitted carpet.

BEDROOM TWO 10' 6" x 8' 1" (3.2m x 2.46m) The Second Double Bedroom is again of good proportions, and offers a double-glazed window to side, a fitted carpet, a radiator, and loft-hatch access.

FAMILY BATHROOM 11' 1" x 10' 1" (3.38m x 3.07m) The Family Bathroom is both large and accommodating and offers a deluxe 5-piece suite comprising of; a low-level W/C, a hand-wash basin, a walk-in shower cubicle, a bidet, and a traditional-style freestanding feature bath. The finishing touches are provided by the double-glazed window to rear, wall-mounted radiator, as well as fully-tiled walls and flooring, which allow for effortless upkeep.

GARDEN This beautifully landscaped and secluded rear garden is a relaxing and picturesque area of the property, and is sure to be a family favourite! Having been mostly laid to lawn and being bordered by a variety of mature shrubs and bushes, further benefits include a large patio area, a rockery flowerbed, as well as access to both the driveway and garage.

DRIVEWAY AND FRONT GARDEN Parking here will never be an issue! Boasting a large front garden and driveway, this property offers ample off street parking for 6+, as well a further additional parking via the side gate if required. The front garden is lawned and bordered by mature bushes, and will ensure you receive that 'Welcome Home' feeling you deserve.

SOLAR PANELS This property benefits from 15 energy saving solar panels which are situated to the rear of the property, and help to ensure cheaper monthly running costs, as well as making this property more environmentally friendly.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

