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4 Stocking Hill, Cottered, SG9 9PY



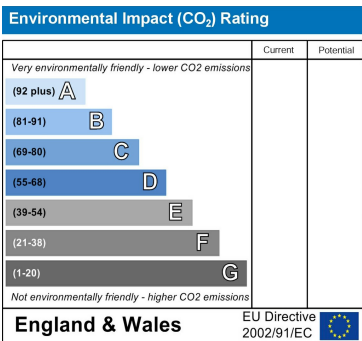
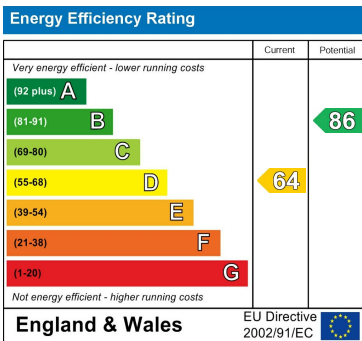
# 4 Stocking Hill, Cottered, SG9 9PY

## Offers In Excess Of £290,000

Situated in the village of Cottered, this two-bedroom bungalow offers a unique opportunity for those seeking a peaceful retreat in an exclusive location. This home is priced to sell, making it an attractive option for those wishing to put their own stamp on their new home.

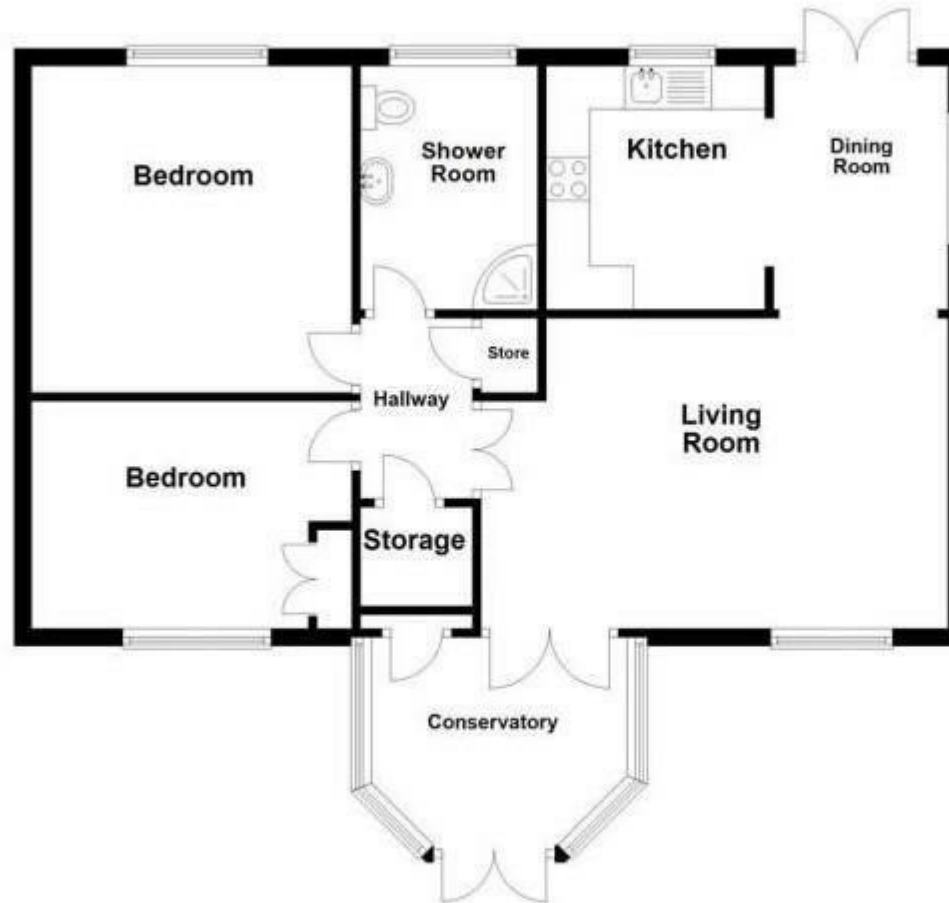
With its idyllic setting in Stocking Hill, this bungalow is not just a property; it is a chance to embrace a lifestyle of comfort and convenience. Do not miss the opportunity to make this charming bungalow your own.

- Priced to sell
  - Garage & parking
  - Private courtyard garden
- Two bedroom bunglaow
  - Pleasant exclusive location
  - Offered chain free



## Ground Floor

Approx. 75.2 sq. metres (809.6 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

## Stocking Hill

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW estates would be pleased to provide free, no obligation sales and marketing advice.

**Entrance****Conservatory**

Vinyl flooring. Small cupboard housing consumer board. Electric wall mounted heater. Ceiling fan light. Double doors to lounge.

**Lounge**

17'5" x 11'10"

Window to front aspect. Feature fireplace with electric wood burning stove. Wall mounted heater. Wall lights. Through to:

**Dining Area**

9'1" x 6'5"

Vinyl flooring. Electric wall mounted heater. Patio doors to courtyard. Opens through to:

**Kitchen**

9'1" x 8'2"

Comprising of a range of wall and base level units with laminate countertops over. Ceramic one and a half bowl sink and drainer. Integrated fridge, freezer, microwave, oven and microwave. Extractor hood over built in electric hob. Inset ceiling lights. Window to rear aspect.

**Inner Hall**

Access to loft. (Boarded and with ladder). Airing cupboard with shelving and hot water tank.

**Cloakroom**

Low level flush w/c,. Vanity wash hand basin. Vinyl flooring. Wall mounted electric heater. Vinyl flooring.

**Bedroom One**

12'11" x 12'2"

Fitted wardrobes. Window to rear aspect. Wall mounted electric heater.

**Bedroom Two**

12'2" x 8'0"

Fitted wardrobes. Window to front aspect. Electric wall mounted heater.

**Bathroom**

Four piece bathroom comprising of panel bath with shower attachment, low level flush w/c, vanity wash hand basin and shower cubicle with power shower. Obscure window to rear aspect. Inset ceiling lights. Extractor fan. Tiled floor and part tiled walls.

**Outside****Front**

Laid to lawn with a path leading to the conservatory entrance.

**Courtyard**

Patio with side gate access.

**Garage**

Garage en-bloc with up and over door. (First garage on the left hand side). Additional parking space for 1 vehicle. Additional parking areas for visitors.

**Agents Note**

No service charge.















