



## Beechnut Bungalow Hulme Village, ST3 5BQ

Offers In The Region Of £550,000

- Detached bungalow
- Two reception rooms
- Beautifully presented throughout
- Three bedrooms
- Parking for up to 5 vehicles
- Large garden
- Two bathrooms
- Unique property
- Council tax band B

# Beechnut Bungalow , Hulme Village ST3 5BQ

Whittaker & Biggs present a unique opportunity to acquire a beautifully presented detached bungalow. This delightful property boasts three spacious bedrooms, two well-appointed bathrooms, and two reception rooms making it an ideal home for families or those seeking single-level living.

The two inviting reception rooms offer ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere throughout. The large garden is a standout feature, providing a perfect outdoor retreat for gardening enthusiasts or a safe play area for children.

Parking is a significant advantage of this property, with space available for up to five vehicles, ensuring convenience for both residents and guests. Additionally, the bungalow benefits from a legal right of access over a shared driveway owned by the neighbouring property, allowing for easy off-street access.



Council Tax Band: B



### **Kitchen Breakfast Room**

18'0" x 12'7" max measurement

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, base units, wood worktop, ceramic Butler sink, brass mixer tap, Rangemaster range oven, space and plumbing for a washing machine, space for an undercounter fridge, space for an undercounter freezer, tiled floor, radiator, storage cupboard, space for dining table and chairs, ceiling beams, loft hatch.

### **Bedroom Two**

9'8" x 9'1"

UPVC double glazed window to the rear, radiator, ceiling beams.

### **Rear Hall**

16'4" x 5'7"

UPVC double glazed French doors with side light windows to the rear, wooden floor, radiator.

### **Sitting Room**

17'11" x 11'11"

Two UPVC double glazed windows to the right side aspect, two UPVC double glazed windows to the left side aspect, UPVC double glazed French doors with side light windows to the rear, log burner, tiled hearth, wood mantle, radiator, loft hatch.

### **Bedroom Three**

9'11" x 8'7"

UPVC double glazed window to the side aspect, radiator.

### **Bathroom**

9'2" x 6'5"

UPVC double glazed window to the frontage, free freestanding claw foot bath, brass telephone style mixer tap with handheld shower attachment, pedestal wash hand basin, brass taps, low level WC, wall panelling, radiator, loft hatch.

### **Snug**

12'5" x 11'0"

UPVC double glazed window to the frontage, electric log burner, brick hearth, radiator.

### **Side Hall**

6'10" x 5'10"

UPVC double glazed door to the rear, Firebird oil fired boiler, tiled floor.

### **Shower Room**

7'5" x 6'0"

UPVC double glazed window to the frontage, shower enclosure, electric Mira shower, pedestal wash hand basin, chrome taps, low level WC, radiator, part tiled, tiled floor.

### **Bedroom One**

16'7" x 10'5"

UPVC double glazed window to the rear, radiator.

### **Externally**

The property benefits from a legal right of access over a shared driveway owned by the neighbouring property, providing convenient off-street access.

To the frontage, block paved driveway suitable for two vehicles, garage.  
To the rear, mainly laid to lawn, fence boundary block, paved patio, well stocked borders, timber shed, second block paved area suitable as a second drive or second patio, heating oil tank.

### Garage

16'11" x 8'2"

Brick construction, wooden door, power and light.

### AML REGULATIONS

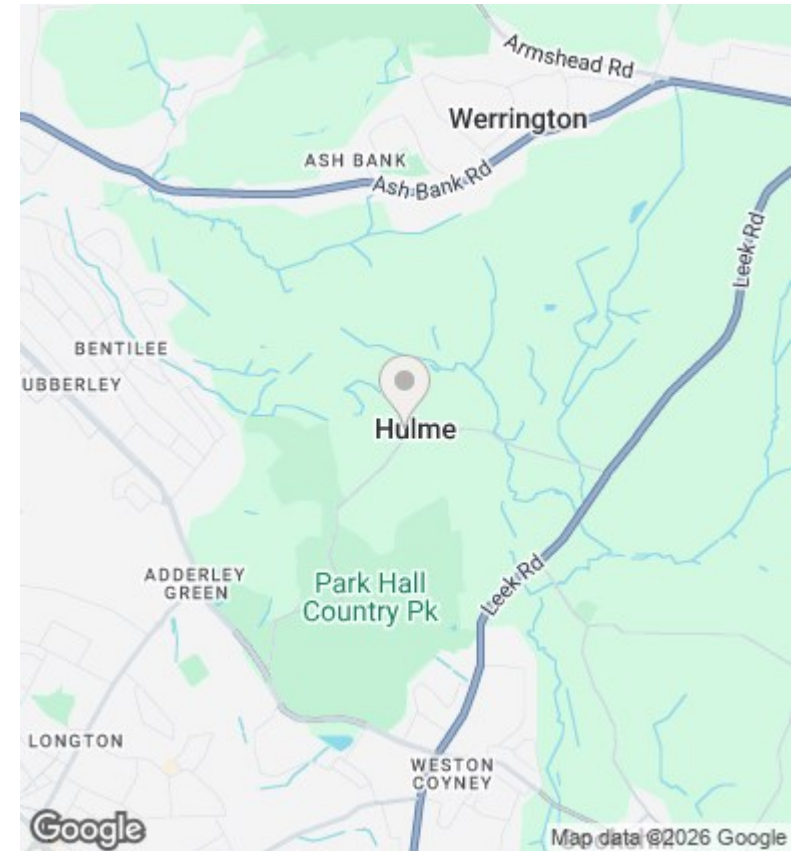
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	