

GROUND FLOOR



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 mis-statement. 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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**34 Old Farm Lane
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£370,000
Freehold

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  2
  2
  C



A very well presented two double bedroom extended semi detached bungalow with the benefit of an En-Suite shower room to the master bedroom. The property is offered with no forward chain and provides accommodation comprising a larger than average lounge/diner and kitchen/breakfast room, conservatory, two double bedrooms and re-fitted family bathroom. Other benefits include low maintenance private westerly rear garden, driveway parking for three cars and replacement condensing boiler. Call the Chambers team today on 01329 665700 and reserve your early viewing slot.

Entrance Porch

Textured ceiling, radiator.

Entrance Hallway

Textured ceiling, access to airing cupboard, access to roof void housing replacement condensing boiler (filling loop conveniently located in teh airing cupboard), radiator.

Lounge/Dining Room

17'6" mx x 13'10" max (5.345 mx x 4.228 max)
Textured coved ceiling, sliding patio doors to conservatory, 2 x radiators.

Conservatory

11'5" x 8'11" (3.48 x 2.72)
Constructed from double glazed elevations under a poly carbonate roof (with anti glare film) door to rear garden.

Kitchen/Breakfast Room

16'6" x 8'5" (5.047 x 2.568)
Skimmed ceiling, 2 x windows to side elevation, patio doors to rear garden, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, space for slot in cooker with hood over, plumbing for washing machine, integrated fridge/freezer and dish washer space for breakfast table and chairs, radiator.

Master Bedroom

12'5" in x 8'11" (3.798min x 2.719)
Skimmed ceiling, bay window to front elevation, fitted wardrobes to one wall, chest of drawers and 2 x bedside cabinets, radiator.

En-Suite Shower Room

7'7" x 5'7" (2.32 x 1.705)
Skimmed ceiling, window to rear elevation, extractor fan, double shower cubicle, wash hand basin with vanity storage. W.C, tiled walls, radiator.

Bedroom 2

10'3" x 9'11" (3.146 x 3.034)
Textured ceiling, window to front elevation, fitted wardrobes either side of bed space with box cupboards over and 2 x bedside cabinets, further fitted wardrobes with box cupboard and vanity table, radiator.

Family Bathroom

5'11" x 5'5" (1.807 x 1.672)
Textured ceiling, extractor fan, suite comprising panel bath with independent shower over, wash hand basin with vanity storage, W.C, radiator.

Outside

Driveway

A paved driveway offering off road parking for three cars.

Rear Garden

Offering a private westerly aspect and laid to low maintenance areas including paved patio with mature borders and covered storage area, garden shed and side pedestrian access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	