





Accommodation

A deceptively spacious extended detached bungalow, occupying a very generous plot, on a small and highly sought after development to the northern fringe of the city, whilst also being only seconds from open countryside.

The property is surrounded by well maintained, south facing gardens and it has been well loved by the current owners. Whilst it does now offer the scope to update to personal taste in some areas, the property has been extended twice in recent years, now revealing a very flexible three/four bedroom layout, with the scope to reconfigure, if wished and subject to necessary consents. Due to the large plot, there is still the potential to further extend, whilst there is also annexe/garden room potential, again all subject to necessary permissions.

The bungalow offers countryside walks on the doorstep, whilst also being just a short walk from the city centre, along quiet back lanes and giving ease of access to shops, amenities, schools, and transport links.

On entering the property through the main door, there is a welcoming entrance hall with loft access. There is a generous living room with a bay window, gas fire and double doors leading to the dining room. Through the good size dining room is the extended kitchen, with a lovely outlook onto the gardens. The kitchen is fitted with a range of modern units and appliances, whilst a door gives access to the rear garden. The main bedroom is spacious and airy, with fitted storage and fully tiled ensuite shower-room. There are two further roomy double bedrooms, one with patio doors leading to the rear garden, and a flexible family room which could be utilised as a fourth bedroom. Fully tiled, the further shower room comes fitted with a white suite, including a large walk-in shower cubicle and storage cupboard. A versatile study area completes the layout and offers the scope to convert into a utility area, should the new owners wish.

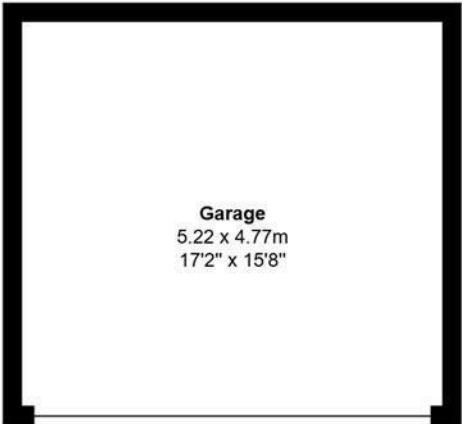
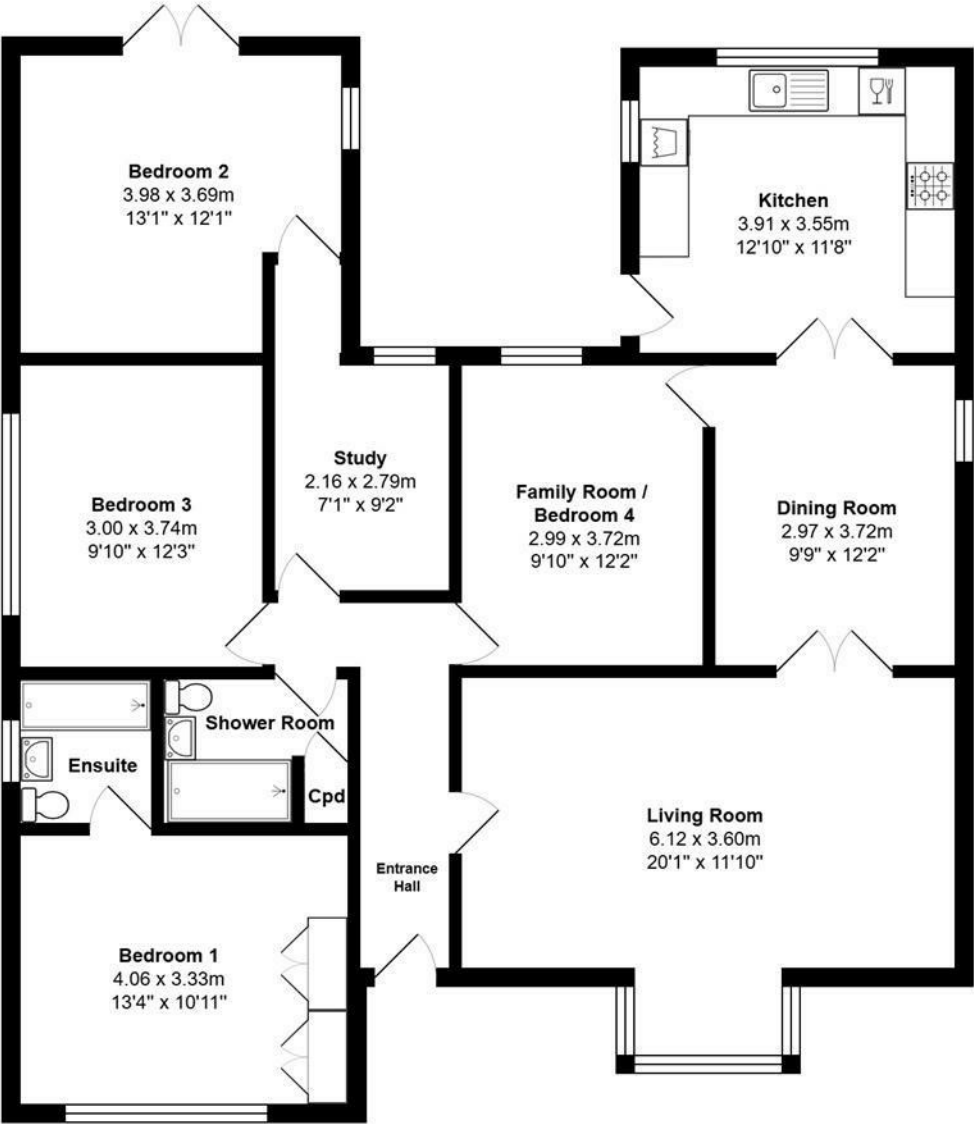
Externally, the property offers wrap around gardens, which are a true delight. To the front of the property, paved steps lead to the main entrance door, whilst a driveway provides parking for multiple vehicles and gives access to the large double garage. To the rear, the garden is south facing, with multiple seating areas making the most of the plentiful sun. Paved in areas, the garden is fully enclosed with hedge and fenced boundaries, offering a high degree of privacy. There is a summer house with electricity, perfect for outdoor sitting. Towards the end of the garden, there is an orchard with a variety of fruit trees and a vegetable patch with raised beds and hedge borders. A gate and steps provide access to Little Studley Road, with beautiful countryside walks moments away. The property benefits from gas central heating and double glazing throughout.

Guaranteed to appeal to a variety of purchasers, properties of this size are rare to market in this area, so an early inspection is essential to view the expansive accommodation on offer.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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