

# KAN MOVE

## Estate Agents

### 3 bed Detached Bungalow for sale - £335,000

South View - Spennymoor



Council Tax Band: B

EPC Rating: C

Kan Move are loving this individual residential Detached Bungalow situated within a popular area of Spennymoor...TAKE A LOOK!!! **\*\*WOW\*\*** If you like modern open plan living accommodation take a look at this superbly presented Three bedroom Detached Bungalow updated by the current owners, The open plan Kitchen/Dining /Lounge area offers light and spacious living, Bedroom One with en-



SCAN FOR DETAILS

**2 Bathrooms**

**3 Beds**

- SUPERB DETACHED THREE BEDROOM BUNGALOW
- DRIVEWAY AND SINGLE GARAGE
- MODERN OPEN PLAN LOUNGE / KITCHEN / DINING
- BEDROOM WITH EN-SUITE
- GARDENS AND PATIO AREA
- NEW ROOF AND FULL RE-WIRE TO THE PROPERTY.

## Front

### Entrance Porch

Composite entrance door, Upvc double glazed windows to the front and side with part brick construction

### Entrance Hallway

Glazed upvc double door with Side Glazed Panel leads into the hallway, ornate floor tiling, double storage Cloaks cupboard, spot lights to the ceiling.

### Open plan Kitchen/Dining area/ Lounge 30' 0" x 18' 0" (9.14m x 5.48m)

Spot lights to the ceiling, Grey laminate flooring LOUNGE AREA Upvc double glazed French doors out to the Patio/Garden, Two upvc double glazed windows to the rear. KITCHEN/DINING AREA Satin Black floor to ceiling fitted units and drawers with eye level oven and grill, induction hob. Large Island/Breakfast bar in white having under counter units, intergrated Dishwasher, pull out drawer with intergrated Waste Bins, undermount Black sink unit with Jet Spray mixer tap.

### Bedroom One 16' 0" x 14' 0" plus fitted Robes (4.87m x 4.26m)

Large Upvc double glazed window to the front, Fitted Robes, Loft Access.

### En-Suite

Shower cubicle with shower off the mains, low level W/C, Wall mounted vanity unit. part tiled walls.

### Bedroom Two 12' 0" x 10' 0" (3.65m x 3.05m)

Upvc Double glazed window to the front, two sets of fitted storage cupboards.

### Bedroom Three 12' 0" x 9' 0" (3.65m x 2.74m)

Upvc Double window to the rear, fitted storage cupboard,

### Family Bathroom

White suite with Bath, Low level W/C, wall mounted vanity unit, Seperate double shower unit with shower off the mains, Two upvc double glazed windows to the rear, Spot lights to the ceiling, wall mounted modern heated towel rail.

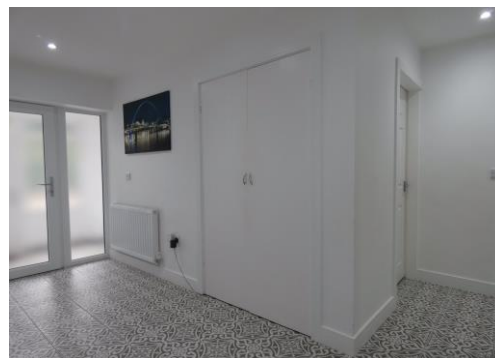
### Single Garage

Electric Door, Plumbing for washing Machine, Wall mounted Boiler that is approx 5yr old. Power and light. Upvc Door and window to the rear of the garage with access to the garden.

### Rear Garden/Patio

### Externally

Front enclosed garden with Imprinted drive to a single Garage, Side access to the rear garden with patio area.

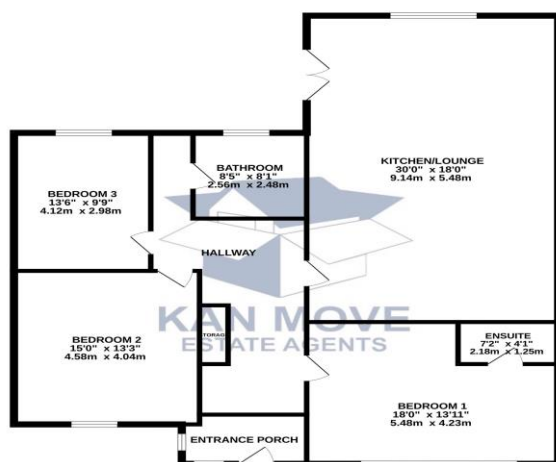


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>82</p>
<p><b>England, Scotland &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

GROUND FLOOR  
1420 sq.ft. (131.9 sq.m.) approx.



61 SOUTH VIEW

TOTAL FLOOR AREA: 1420 sq. ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 is made as to their operability or efficiency. See the notes.



**Zoopla**

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## Estate Agents

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