

## Sunnybrae, Adelaide Bank

Shildon, DL4 1BB



## Offers Over £289,000

- Three Bedroomed Bungalow
- Substantial Plot
- Deceptively Spacious
- Solar Panels
- Large Sun Room
- Must be Viewed

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FJ Estates are delighted to offer for sale this well presented and deceptively spacious Three Bedroomed Detached Bungalow. A rare opportunity to purchase beautiful property on a substantial plot with open countryside views to the front elevation. The property benefits from upvc double glazing, gas central heating via combi boiler, CCTV and Solar Panels that generate a yearly income. In brief the property comprises of Entrance Reception Vestibule, Reception Hallway, Lounge with feature fireplace, Modern Kitchen with Granite work tops archway into Dining Room, L-Shaped Sun Room with multi fuel stove, Three Bedrooms, Study with staircase to a useful Loft Space and Bathroom/wc with Shower. The bungalow is on a large plot, with ample off-road parking leading to a double garage and workshop, easy to maintain garden in astro turf to the front, side and rear garden. The property also boasts a Summerhouse and Garden Room. This property has been well maintained and improved by the current owner it is one of a kind and would suit a variety of buyers. Early viewing is strongly recommended to fully appreciate what this home has to offer.



## PROPERTY PARTICULARS

### Entrance Reception Vestibule

With timber door to the front elevation.

### Entrance Hallway

With 3/4 glazed oak door, storage cupboard containing combi boiler and laminated flooring.

### Lounge

With upvc bay window to the front elevation, feature fireplace, alcove and wall mounted lighting, Television Aerial Point and Telephone Point.

### Kitchen

With upvc double glazed window to the side elevation, fitted with a range of shaker wall and floor mounted units, granite worktops, composite sink with mixer tap, integrated microwave, fan oven, gas hob, extractor fan and fridge freezer. Plumbing for washing machine and tumble dryer, Archway leads into the Dining Room.

### Dining Room

With upvc patio doors leading into the Sun Room and co-ordinating sideboard unit to match the kitchen.

### Sun Room

L-Shaped Sun Room with upvc double glazed windows, french doors and a entry door, multi fuel stove with two ceiling fans and hard wood floor.





## Study

With upvc double glazed window to the side elevation and staircase leading up to loft space.

## Loft Space

With three Velux Sky lights, power and lighting, built in under eaves storage and shelving.

## Bedroom One

With upvc double glazed bay window to the front elevation.

## Bedroom Two

With upvc double glazed window to the rear elevation.

## Bedroom Three

With upvc double glazed patio doors on to the rear garden.

## Family Bathroom

With upvc double glazed window to the rear elevation, white bathroom suite comprising P shaped bath with mains shower over, vanity wash hand basin and wc. Fully clad with upvc panelling.

## Externally

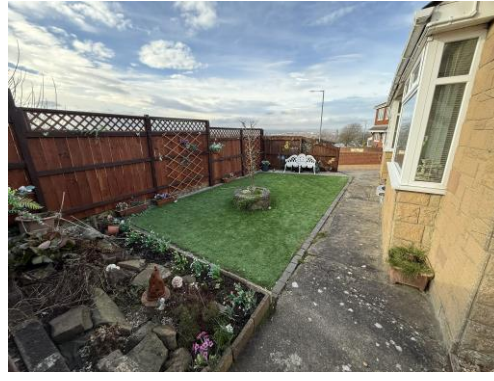
To the front of the property there is an enclosed garden with artificial grass, patterned concrete driveway provides ample off-road parking and leads to the rear garden and a double garage with electric door, workshop and greenhouse.

To the rear of the property there is a mature garden with plants, shrubbery beds and fruit trees with artificial grass and gravelled beds. There is a corner summer house.

To the side of the property there is a large Garden Room and an enclosed garden with decked area, gravelled and artificial grass.



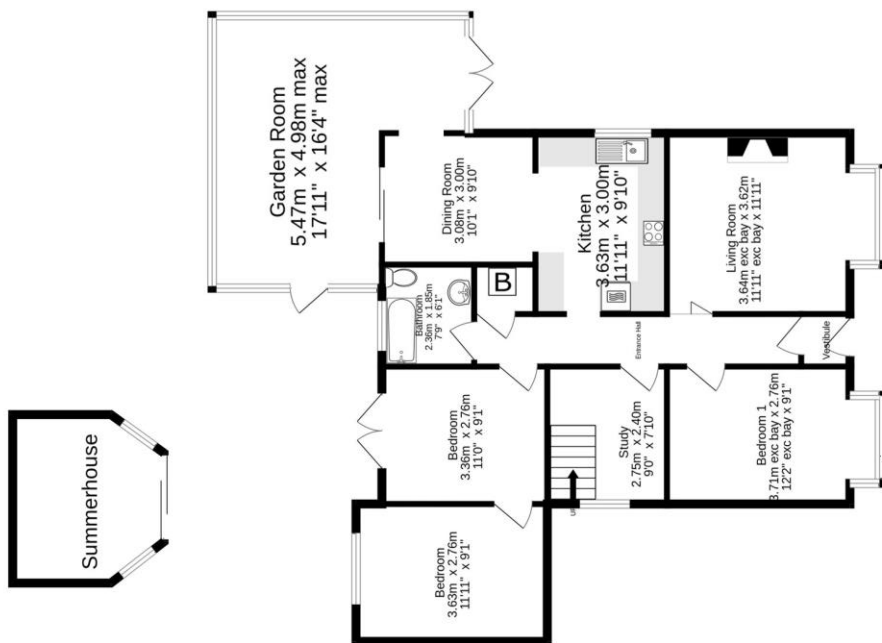
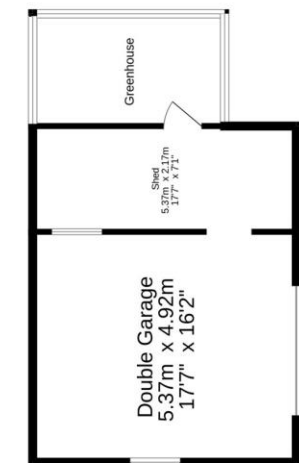




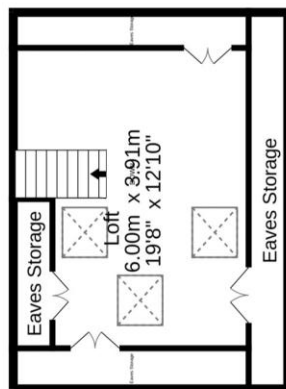
Scan QR using your mobile phone for further details or request a viewing

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GROUND FLOOR



LOFT SPACE

SUNNYBRAE, ADELAIDE BANK, SHILDON .DL4 1BB.

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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