

**Mary Lane South
GREAT BROMLEY
CO7 7UD**

Offers in Excess of £300,000





- COUNTRY LOCATION
- QUIET ROAD
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- GARAGE
- SUMMER HOUSE
- CENTRAL HEATING
- OFF ROAD PARKING
- MATURE GARDEN

**** EXTENDED BUNGALOW IN GREAT BROMLEY ****

Situated in a quiet road this two bedroom extended bungalow is presented in excellent order and offers spacious accommodation.

The property features a lounge/diner, kitchen/breakfast room, two bedrooms and bathroom.

Outside to the rear there is a large mature garden with a garage (which has power and light) and summer house (which has power and light).

To the front you have off road parking and access via the side to the rear garden.



The accommodation with approximate room sizes are as follows:

ENTRANCE

Double glazed front door to:

ENTRANCE HALL

Radiator, built in cupboards, access to loft, doors to:

BEDROOM ONE

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to front, radiator.

BEDROOM TWO

11' 8" x 6' 5" (3.55m x 1.95m)

Double glazed window to side, radiator.

WALK IN WARDROBE

9' 3" x 2' 8" (2.82m x 0.81m)

BATHROOM

White suite comprising of: panelled bath, low level WC and wash hand basin. Double glazed window to side, tiled flooring, heated towel rail.

KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m)

Double glazed window to side, tiled flooring. 1½ bowl stainless steel sink and drainer set in worktops to three walls, cupboards and drawers under, wall mounted cupboard to one wall, built in oven and 4 ring electric hob with extractor fan.



BREAKFAST ROOM

11' 2" x 9' 6" (3.40m x 2.89m)

Double glazed window to rear and side, double glazed door to side. Roll edge worktops to two walls with cupboard and drawers under.

LOUNGE/DINER

25' 5" x 9' 4" (7.74m x 2.84m)

Double glazed French doors to rear, two radiators.

EXTERIOR

FRONT

Laid to lawn with driveway to the side providing off road parking for several vehicles. Gated side access leading to the rear.

REAR

Commencing with patio area beyond which the garden is laid to lawn enclosed by fencing. There is a summer house to the extreme rear with power and light.

GARAGE (15'9" x 12')

Currently used as a workshop with power and light.

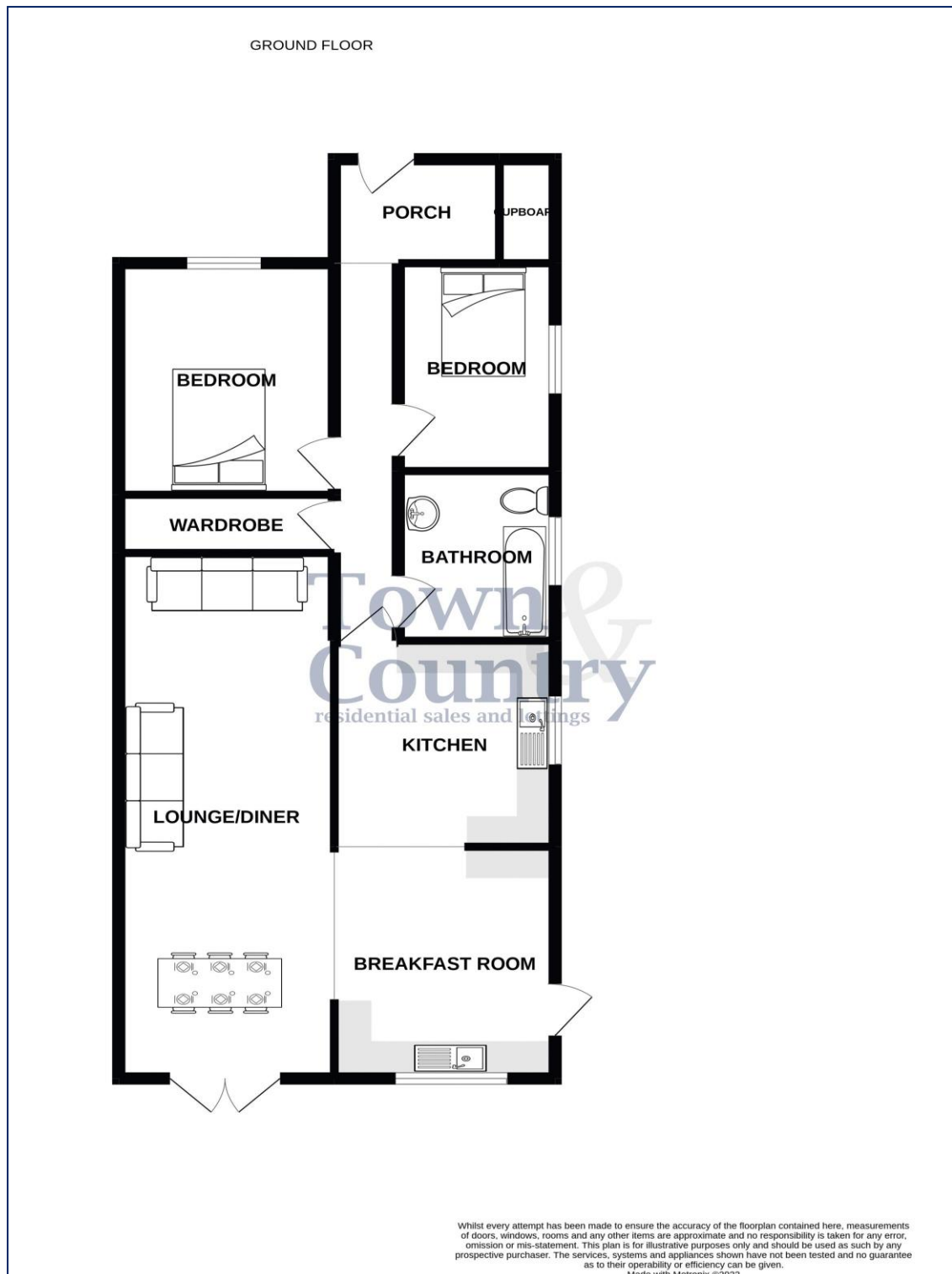
SUMMER HOUSE

15' 9" x 12' 0" (4.80m x 3.65m)

A great size with power and light.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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