

WHINS HOUSE
WHINS LANE
READ
BB12 7QY



Offers around £450,000

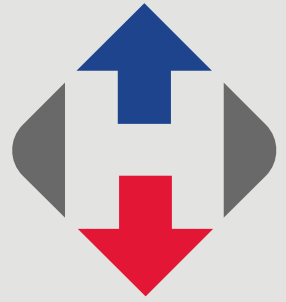
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- Modern detached true bungalow
- 3 bedrooms, 1 with en-suite
- Large drive & tandem garage
- Prime sought-after location
- Lounge with bi-fold doors
- Good-sized plot with lawned gardens
- 4-piece bathroom with shower
- 91 m2 (980 sq ft) approx.

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A modern detached bungalow built in 2017 on a generous plot situated off the extremely sought after Whins Lane. The property has a sweeping tarmac driveway leading to a parking area and the attached double tandem GARAGE. There are surrounding lawned gardens with paved pathways and patio.



internally there is a lounge with feature fireplace and bi-fold doors opening onto the rear garden, a dining kitchen with integrated appliances, master bedroom with bi-folds and an en-suite shower room, 2 further bedrooms and a 4-piece house bathroom with separate shower enclosure. The house is modern with gas central heating, PVC double glazing and has a band B energy efficiency rating. Viewing is recommended.

LOCATION: Travelling on Whins Lane from Read towards Simonstone, the driveway is the first on the right after Berkeley Drive.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Through PVC Rock door, spacious entrance hall with cloaks storage cupboard.

LOUNGE: 5.1m x 3.9m (16'7" x 12'10"); with television point, BT telephone point, bi-fold doors to rear opening onto garden and patio area, feature fireplace housing gas cast iron stove with attractive stone surround inset and hearth.

DINING KITCHEN: 3.9m x 3.3m (12'10" x 10'11"); range of modern cream gloss wall and base units with complementary laminate work surface and splashback, one and a half bowl stainless steel sink unit, integrated Zanussi double electric oven, 4-ring ceramic hob with stainless steel and curved glass extractor canopy over, integrated fridge freezer, plumbing for a

washing machine, space for dishwasher, wall-mounted combination central heating boiler, Karndean flooring and space for table and chairs.

BEDROOM ONE: 3.8m x 3.8m (12'4" x 12'7"); with PVC bi-fold doors opening onto rear garden, television point.

EN-SUITE SHOWER ROOM: With modern 3-piece Roca suite comprising low suite w.c with push button flush, pedestal wash hand basin with chrome mixer tap, shower enclosure with fitted thermostatic shower, chrome heated ladder style towel rail, part-tiled walls, Karndean flooring and extractor fan.

BEDROOM TWO: 3.6m x 2.5m (11'11" x 8'4"); with outlooks across the rear garden.

BEDROOM THREE: 2.8m x 2.5m (9'1" x 8'2"); with loft access via drop-down ladder leading to partly-boarded loft space.





BATHROOM: With 4-piece modern Roca suite in white comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome mixer tap and fitted shower enclosure with thermostatic shower, part-tiled walls, Karndean flooring, chrome heated ladder style towel rail and extractor fan.

OUTSIDE: To the front of the property is a large tarmac sweeping driveway leading to tarmac parking area providing ample parking, front lawn, mature trees and hedging and boundary fencing. Tandem attached GARAGE with up-and-over door, power and light and personal door to the rear.

Access along either side of the property leading to a good-sized lawned rear garden with paved patio area and timber boundary fencing.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND D.

TENURE: The property is freehold.

VIEWING: By appointment with our office.

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