

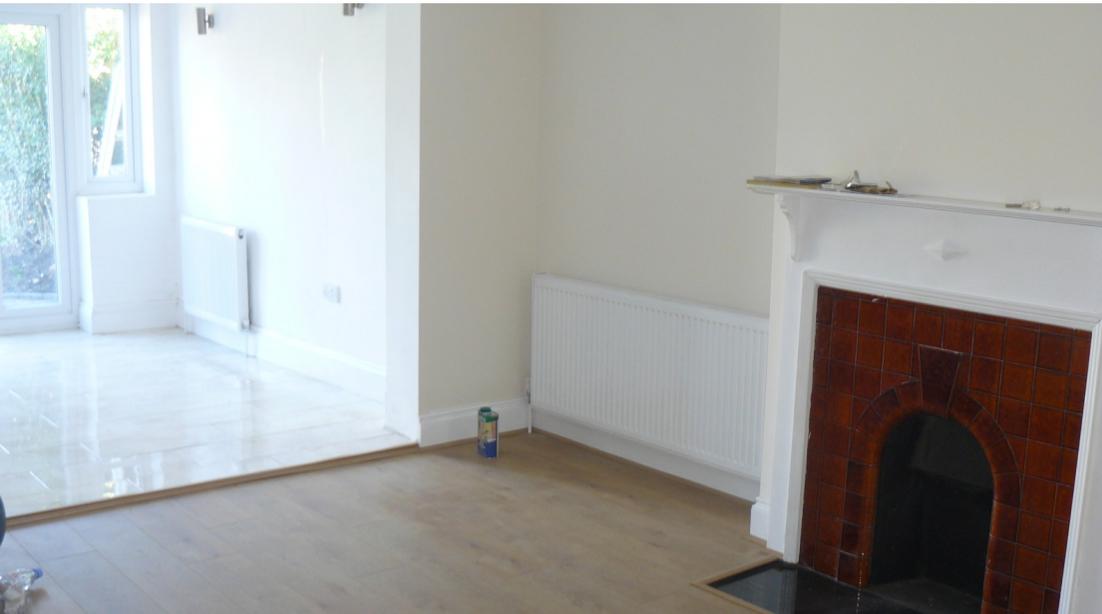
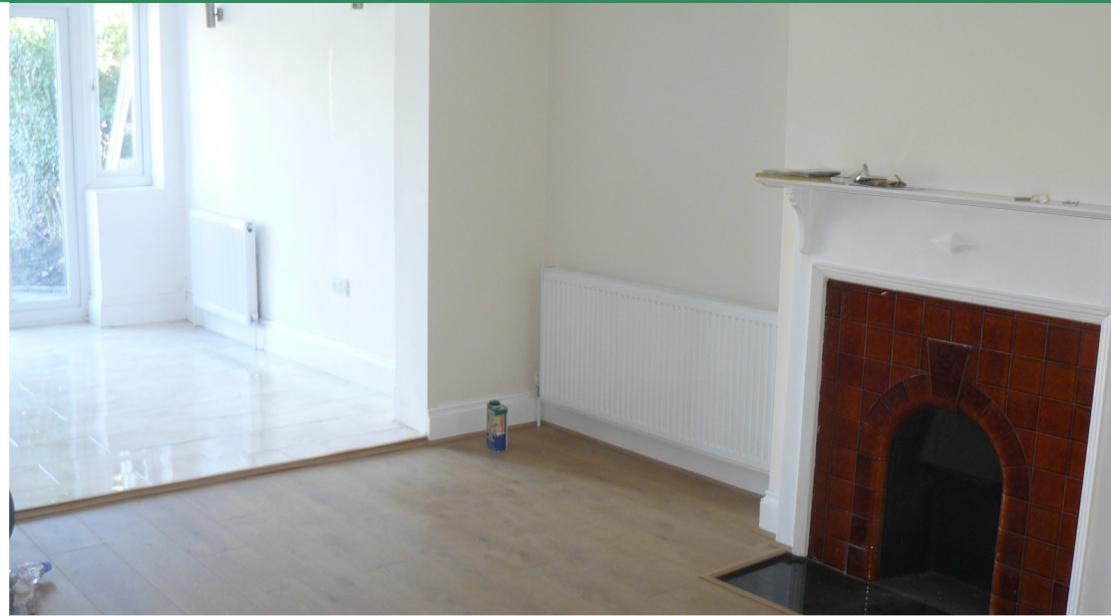


3

Bedrooms

2

Bathrooms



Three bedrooms  
Two reception  
Semi-detached bungalow  
Newly refurbish throughout  
Close to shopping centre

Guide Price £550,000 - £560,000. Stunning, well presented and exceptionally spacious 3 double bedroom semi-detached bungalow situated in a sought after Blackfen Road. The property features include a modern bathroom, modern fully fitted kitchen, an enlarged lounge, feature fireplaces in the lounge

Externally, the property boasts Off Road Parking to the front with space for additional car park to side. Front and Rear Gardens. Additional benefits to note include double glazing, gas central heating, and much more call now to arrange your internal viewing on

**Reception 1:** 15.2x11.0ft (4.63x3.34)m. Gas feature fireplace, radiator.

**Reception 2:** 11.0x8.9ft (3.35x2.67)m. Double-glazed bay window to the rear, radiator

**Bedroom One:** 10.1x12.2ft (3.07x3.72)m. Double glazed window to front, built-in wardrobe, wooden paneling,

**Bedroom Two:** 19.0 x 11.0ft (5.83x3.36)m. Double glazed bay window to front, radiator.

**Bedroom Three:** 9.2x7.8ft (2.79x2.35)m. Double glazed window to side, feature fireplace with tiled surround, radiator, wooden flooring.

**Bathroom:** 8'7" x 5'2" (2.62m x 1.57m). Obscure double glazed window to side, paneled bath with mixer tap and with double shower enclosure, low-level WC, wash hand basin, extractor fan, tiled walls and flooring.

**Kitchen:** 11.3x10.6ft (3.42x3.21)m. Double glazed doors to garden, double glazed windows to side and rear, range of wall and base units, integrated fridge freezer and dishwasher, integrated double oven, gas hob and extractor hood above, space for washing machine, part tiled walls, radiator, porcelain tiled flooring.

## **Exterior**

To the front, there is off-street parking for several vehicles on a recently laid imprinted driveway with space for the additional car park to the side. Rear Gardens there is a very attractive rear garden extending approximately 80x25ft

### *Notice:*

*Please note, we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Bluefield Estate Agents/Vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy themselves by inspection or otherwise as to their correctness.*

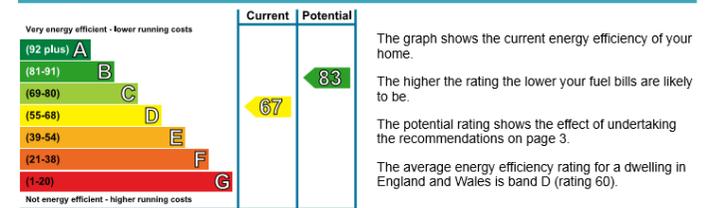


### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 168 over 3 years	 <p>You could save £ 444 over 3 years</p>
Heating	£ 1,683 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,334</b>	<b>£ 1,890</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

