

£795,000  
Freehold



**Cranfords**  
Estate Agents





## Features

- Beautifully Presented
- True Move In Condition
- Detached Bungalow
- Cavity Built + Thermoboard
- Parking For 2 Vehicles
- Fully Renovated By Current Owners
- Private Rear Enclosed Garden
- Electric Car Cable In Place - Needs Connecting
- Nearby Local Amenities
- LR3375
- TRP 161

## Summary of Property

Cranfords are delighted to present Palheiros to the local market. This well-proportioned four-bedroom bungalow is discreetly positioned at the rear of a quiet clos just off Les Ozouets Road, offering a peaceful setting while remaining only a short drive from Town and the Rohais. The accommodation is centered around a spacious entrance hall, with the master bedroom located directly ahead. This room benefits from bi-folding doors opening onto the garden, providing flexibility to be used as an additional reception space if desired. Just off the entrance hall is a practical utility room with plumbing for both a washing machine and tumble dryer, ideal for storage of coats and footwear. Further accommodation includes a family shower room, a well-appointed kitchen/breakfast room with ample storage, and a lounge/diner. An inner hallway leads to three further double bedrooms, two of which feature fitted wardrobes. Externally, the property offers two allocated parking spaces and an enclosed, private rear garden, finished with brick paving and astro turf, along with a garden shed. Early viewing is highly recommended to fully appreciate the location, flexibility, and overall offering of Palheiros.

## Room Descriptions

### Entrance Hall

23' 5" x 5' 5" (7.14m x 1.65m)

### Utility

9' 1" x 7' 1" (2.77m x 2.16m)

### En-Suite Bathroom

10' 0" x 5' 0" (3.05m x 1.52m)

### Bedroom 1

14' 7" x 13' 7" (4.45m x 4.14m)

### Shower Room

8' 3" x 6' 3" (2.51m x 1.91m)

### Kitchen/Breakfast

14' 6" x 9' 0" (4.42m x 2.74m) Appliances include AEG 5 ring electric hob, Zanussi single oven, extractor fan, AEG fridge/freezer, AEG dish washer & Zanussi microwave

### Lounge/Diner

17' 0" x 13' 0" (5.18m x 3.96m)

### Bedroom 4

13' 0" x 7' 2" (3.96m x 2.18m)

### Bedroom 3

12' 2" x 11' 0" (3.71m x 3.35m) Fitted wardrobes.

### Bedroom 2

13' 0" x 11' 0" (3.96m x 3.35m) Fitted wardrobes.

## Services

Mains electricity, water and drainage. Electric central heating.

## Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

## Possession

By arrangement.

## viewing

Strictly by appointment.

## Please note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.



## Material Information

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

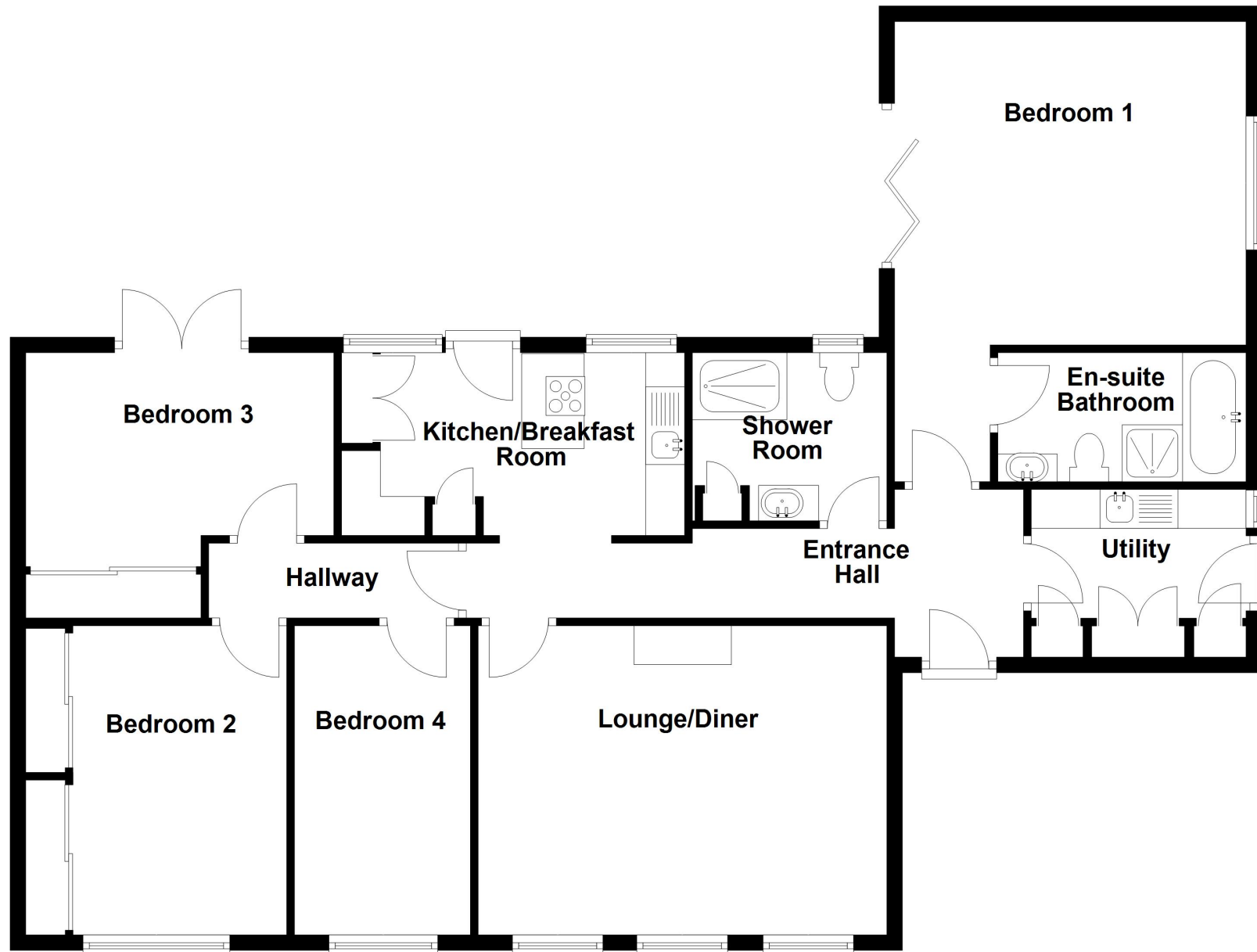
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





## Ground Floor



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