



## SHOREFIELD WAY, OIRO £750,000 FREEHOLD

A RARE OPPORTUNITY FOR BUYERS SEEKING A REFURBISHMENT OR REBUILD. THIS TWO BEDROOM DETACHED BUNGALOW IS SET ON A SUBSTANTIAL PLOT, WHICH HAS DISTANT VIEWS OF THE NEIGHBOURING COUNTRYSIDE, THE PROPERTY PROVIDES AMPLE SPACE FOR OUTDOOR ENJOYMENT AND FUTURE DEVELOPMENT. SITUATED IN A SOUGHT AFTER LOCATION, CLOSE TO THE VILLAGE CENTRE AND ALL ITS AMENITIES.



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**Approach:**

Covered entrance porch with outside courtesy light, obscure double glazed front door with matching side screen which leads into the:

**Entrance Hallway:**

Stripped wooden flooring, double radiator, ceiling loft hatch giving access to the roof space and separate storage area, double door built-in airing cupboard housing the factory lagged hot water cylinder with adjacent wall mounted Worcester gas heating and hot water boiler and wall mounted dummy cupboard housing the electric meter and fuse boards. Doors off to all accommodation including door to the:

**Sitting Room:**

Dual aspect room with double glazed window to the front and further double glazed sealed window to the side, tiled fire surround with matching mantle and hearth incorporating a real flamed gas fire and open fireplace, television aerial point and power points. A plastered archway giving access to the:

**Dining Room:**

Secondary double glazed double opening doors leading out onto the rear garden, double radiator and power points. A wooden sliding door leading turned to the:

**Kitchen:**

Double glazed window to the rear with adjacent double glazed door also giving access out onto the rear garden, work surface in part to two walls with a range of base and drawer units below with further wall mounted units over, single bowl with double drainer inset to the work surface with hot and cold taps above, space and plumbing below for washing machine with adjacent space with both gas and electric point for oven, space for upright fridge freezer, double radiator, tiled walls, power points and further returning door to the hallway.





**Bedroom One:**

Double glazed bay window to the rear, fitted wash hand basin with tiled splashback, single radiator and power points.

**Bedroom Two:**

Double glazed window to the front, both double and single door built-in wardrobes with hanging rails and separate storage space above, double radiator and power points.

**Family Bathroom:**

Obscure secondary double glazed window to the rear, vanity wash hand basin with matching panel bath with mono taps and shower attachment above, heated towel rail and part tiled walls.

Separate WC:

Obscure double glazed window to the rear, low-level WC with wall mounted cistern and part tiled walls.

**Outside:**

The property is situated on a good sized plot with the front garden being enclosed to both sides by timber fencing and with a brick built wall to the front. It is accessed via a concrete driveway which provides off-road parking for a number of cars and leads directly to the attached garage. The remainder of the front has been laid mainly to lawn with a concrete path leading to the front and side of the property.

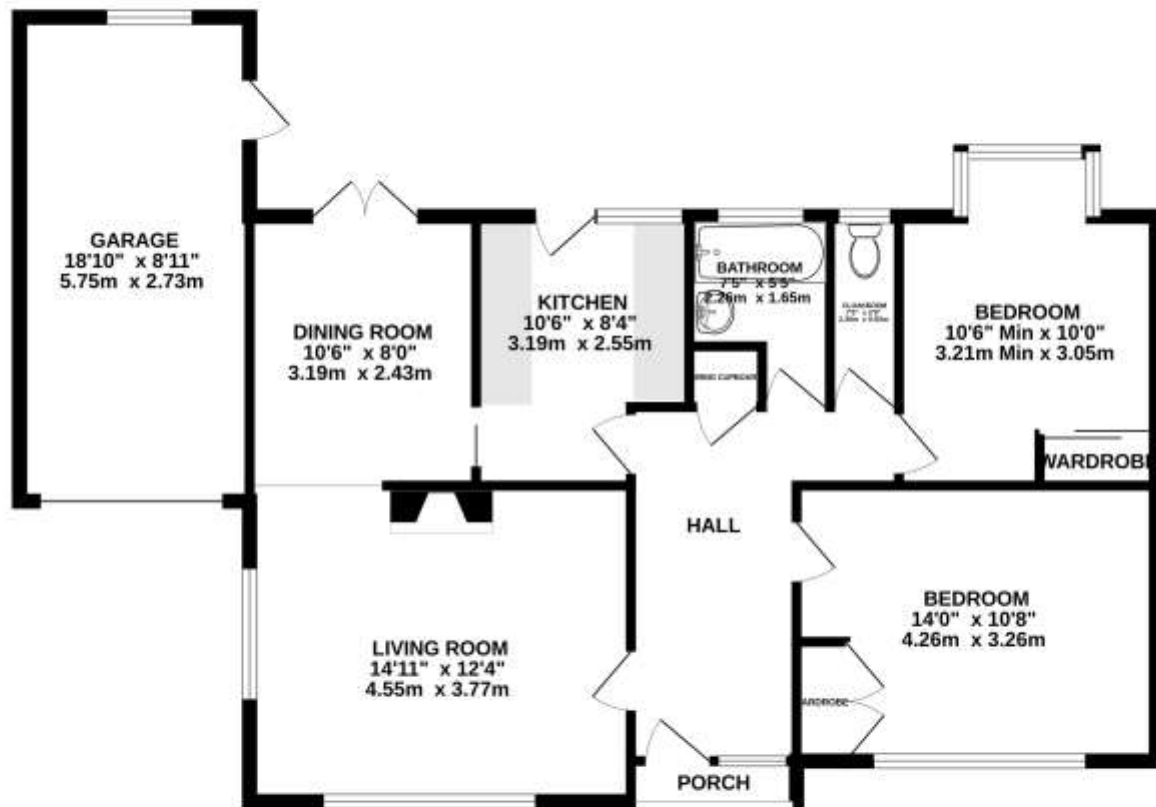
**Rear Garden:**

Enclosed to both sides by timber fencing and is laid mainly to lawn with a good deal of hedging and patio parts. There is a further concrete pathway direct to the back of the property and access to the attached garage via a wooden courtesy door.

**Attached Garage:**

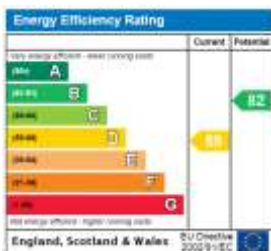
Accessed via metal up and over door, the garage has the benefit of both power and lighting with a wooden courtesy door giving access into the rear garden.

# GROUND FLOOR 985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.  
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 only prospective purchasers. 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold  
Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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