

## Parkers Cross Lane, Pinhoe, EX1

£ 350,000

A two-bedroom detached bungalow featuring a garage and a beautifully maintained garden, situated in a well-established and sought-after area of Pinhoe. Perfect for a single person or couple looking to downsize.

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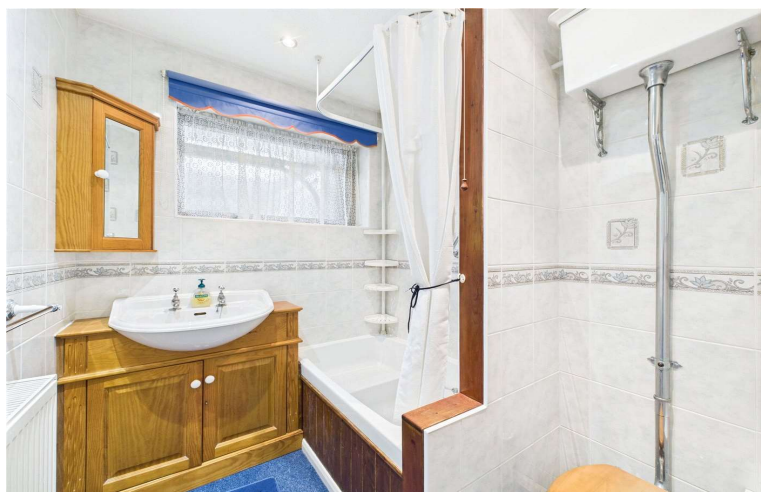
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## Description...

A lovely two bedroom detached bungalow with driveway and garage, sitting room, sunroom/conservatory and dining space. The bungalow has a well-established south west facing garden with a pergola and benefits from the sun most of the day. No onward chain.

## The property;

From the driveway, a side UPVC entrance door leads you into an internal hallway with a covered radiator and doors to the bedrooms, sitting room, bathroom and kitchen.

The smaller of the two bedrooms is the first room off the hallway and has a UPVC window to the front aspect with a selection of Hammonds built in cupboards and a single radiator.

The sitting room is also to the front of the property. A bright room, large UPVC window, with a feature gas fireplace with marble hearth and wood surround. There are some useful built in cupboards either side of the fireplace and a single radiator on the wall by the doorway.

The bathroom has a single ended bath with moulded seat and shower over, wooden vanity unit with inset basin and WC with vintage style cistern above. Single radiator.

Moving towards the rear of the property is the main bedroom, kitchen and sunroom/dining space.

The main bedroom is a good sized double with a range of Hammonds fitted wardrobes and cupboards surrounding the bed and a vanity unit with sink. UPVC window which gives views over the garden and a single radiator.

The kitchen is a bright room with a selection of wall and base units, built in double oven with inset gas hob with extractor over, stainless steel sink and drainer and integrated dish washer and washing machine. Space for undercounter fridge and freezer. There is also a single radiator.

From the kitchen, you access the sunroom and dining space. The sunroom is a fully glazed UPVC addition with room for seating and a small table which can be used for occasional dining/breakfast. This room also has a radiator.

A door off the sunroom leads into the main dining space with UPVC window overlooking the garden and some fitted cupboards and a single radiator. This room also gives access to the garage via an internal door. The garage is a single size with good storage, power and roof light.

The garden can be accessed via the side of the property or from the sunroom. A lovely well maintained space with a small patio area from the sunroom, decked space with pergola over, ideal from growing climbing plants or vines. The garden benefits from an established planting scheme in the borders.

At the bottom of the garden is a useful shed.



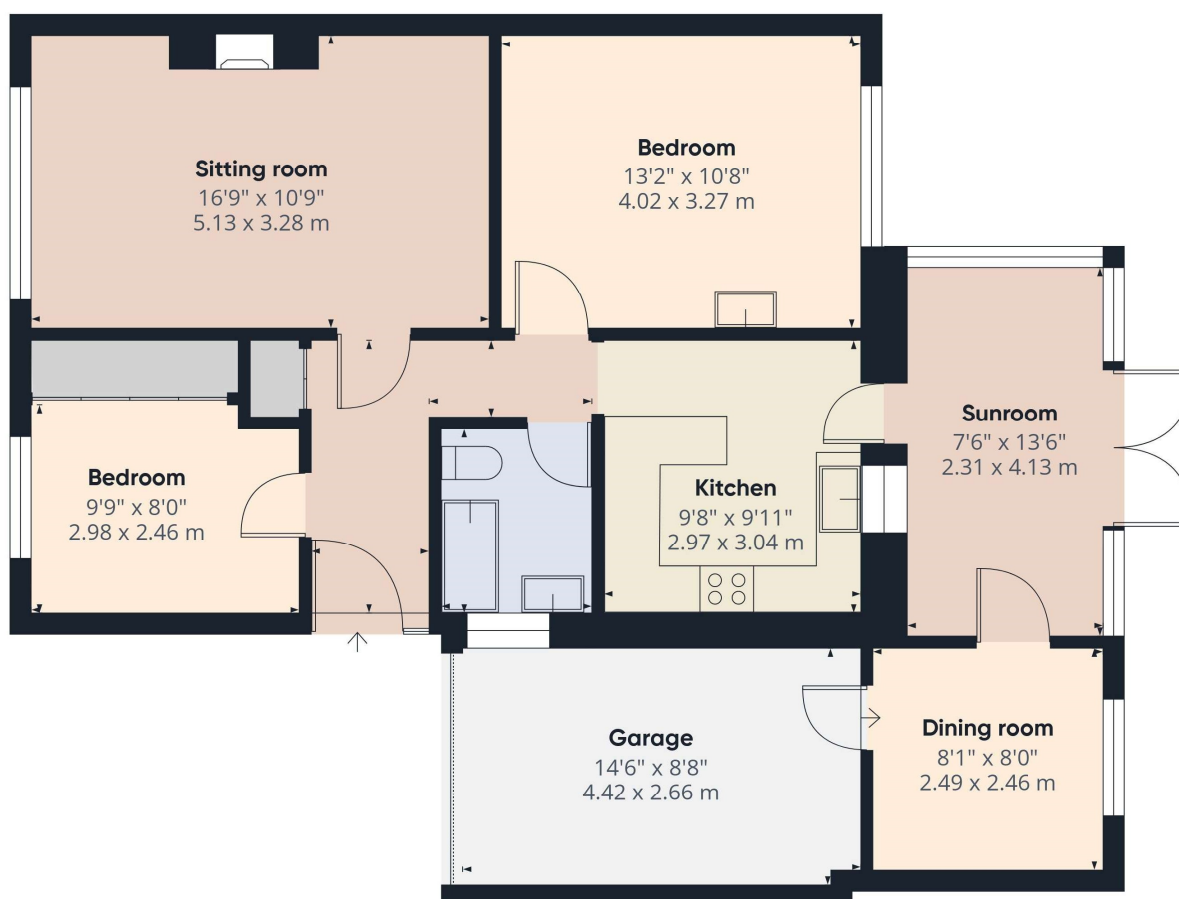


## At a Glance...

Detached Bungalow  
2 Bedrooms  
Sitting Room  
Sunroom and Dining Room  
Kitchen with Garden Access  
Single Garage  
Driveway Parking for Two Cars  
Well Established Gardens  
No Chain

## PROPERTY INFORMATION:

Freehold  
Council Tax Band: C  
Mains Electric, Gas, Water and Drainage  
Broadband - Ultrafast service available  
1000Mbps-100Mbps  
Mobile - Good mobile signal dependant on provider



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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