



*Manor Close*

*Boughton*



Offers in the Region Of £265,000

**(Chadwells**  
Estate & Letting Agents









*Immaculately Presented  
Detached Bungalow... Tucked  
away in a private cul de sac.*







*Manor Close*

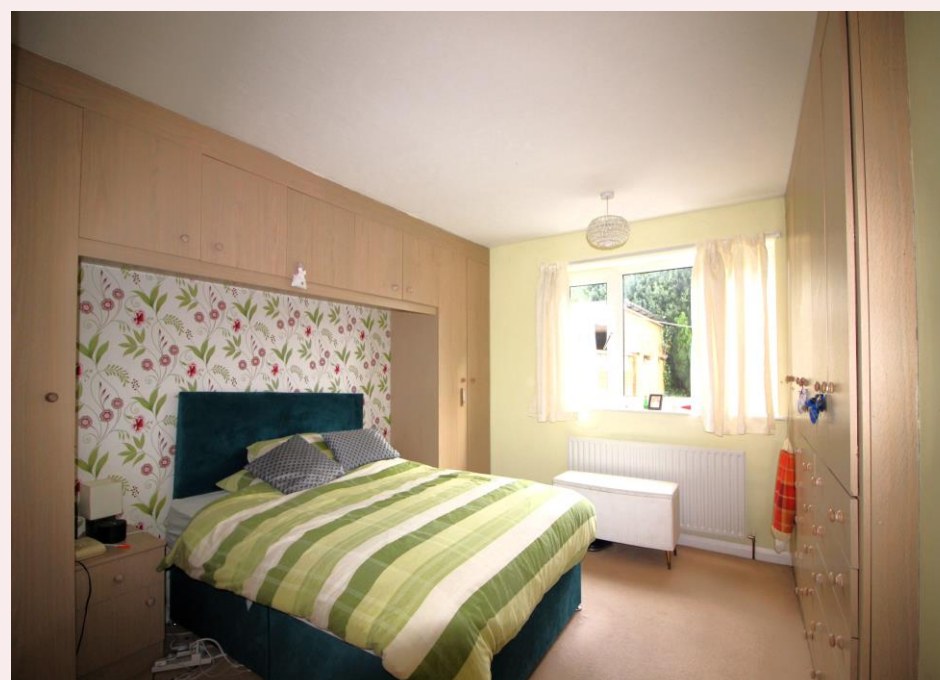






*Welcome*

Internally the property boasts a bright and spacious lounge with open plan dining room, kitchen, shower room, three good sized bedrooms. Not only is the internal of this property impressive the external will not disappoint with a private driveway to the side leading to the detached garage with electric door and beautifully presented low maintenance gardens to the front and rear. This property isn't expected to be around for long so contact our office today and arrange a viewing!



# Step inside...

## Entrance Hallway

uPVC front door. Laminate Flooring, doors leading to living Room, bedrooms and bathroom.

## Living Room *12' 11" x 12' 5" (3.93m x 3.78m)*

uPVC bay window to front aspect of property, Carpet flooring, ceiling light, gas fire with surround and radiator. Door leading to Hallway and open plan into the dining area.

## Dining Room *9' 5" x 10' 5" (2.86m x 3.17m)*

uPVC window to front aspect of property. Carpet flooring, ceiling light and radiator. Door leading to kitchen and open plan into living room.

## Kitchen/Breakfast Room *8' 10" x 11' 0" (2.70m x 3.36m)*

Range of base and walls units, roll top work surface with inset sink and drainer. Integrated oven and hob with extractor fan over. Breakfast bar, vinyl flooring, ceiling light and radiator.

## Bedroom 1 *13' 10" x 10' 5" (4.21m x 3.17m)*

uPVC window to rear aspect.

## Bedroom 2 *10' 8" x 10' 11" (3.25m x 3.33m)*

uPVC patio doors to rear aspect. Carpet flooring, ceiling light and radiator.

## Bedroom 3 *8' 8" x 9' 1" (2.63m x 2.76m)*

uPVC window to side aspect. Carpet, radiator and ceiling light.

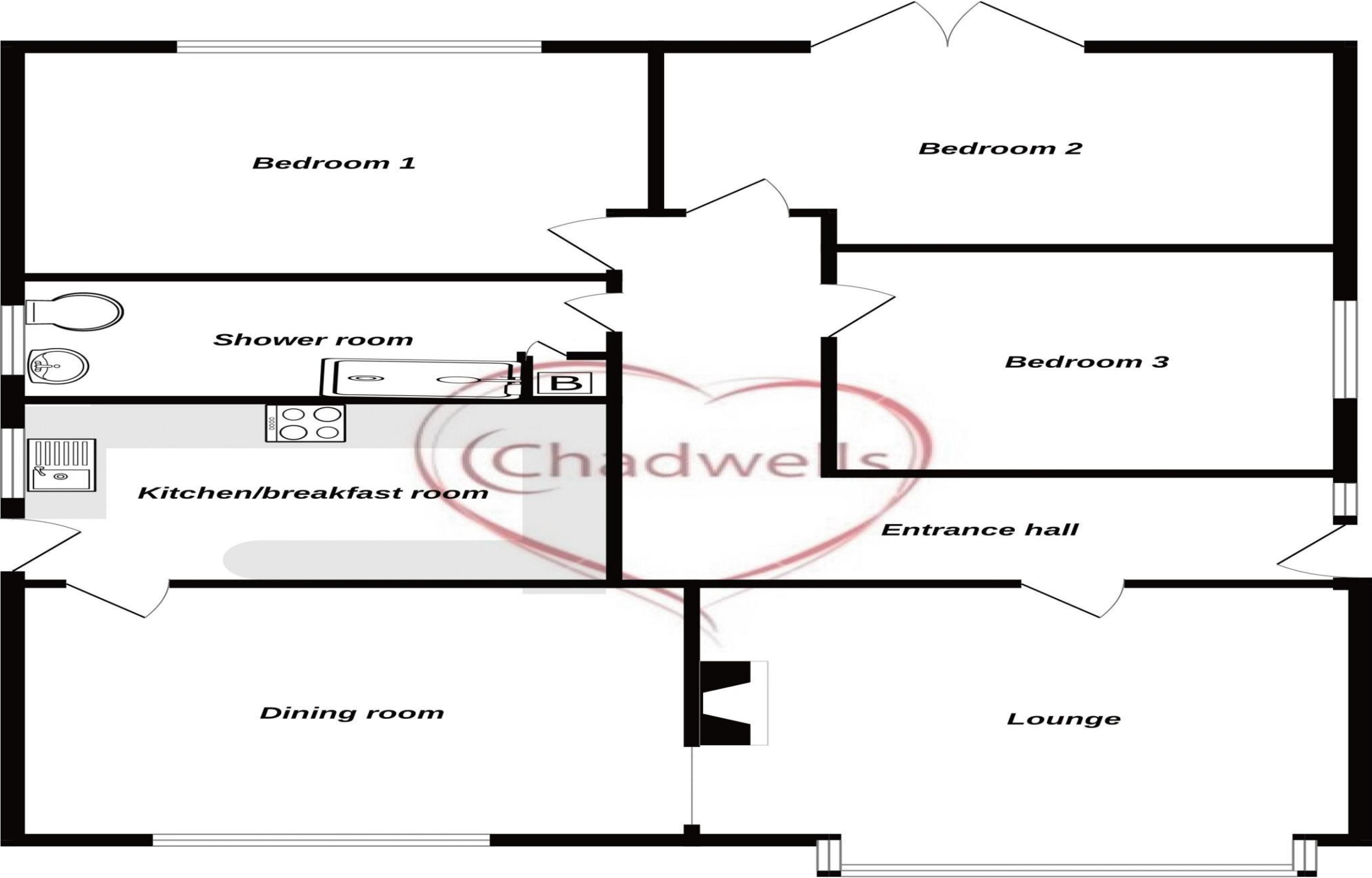
## Shower Room *4' 10" x 10' 4" (1.48m x 3.15m)*

uPVC obscure window to side elevation. Two piece white suite with W/C and pedestal wash basin with vanity unit. Walk in shower. Cupboard housing boiler.

## Externally

Plenty of space for off road parking with a private driveway to the side leading to the detached garage with electric door and beautifully presented low maintenance gardens to the front and rear.

Ground Floor



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 any prospective purchaser. 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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If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

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