



**The Bungalow Woodditton Road
Kirtling, Cambridgeshire CB8 9PG
Guide Price £450,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

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****Potential to extend or develop****

A rare opportunity to purchase a detached bungalow standing within a superb semi-rural plot of almost half an acre and enjoying some outstanding views to the rear overlooking open fields.

Offering huge scope for extension or possible development, the current detached bungalow offers accommodation to include an entrance hall, living room, dining room, kitchen, two double bedrooms, lean to conservatory and family bathroom.

Externally the property offers a delightful mature garden with far reaching views plus garage and driveway.

EPC (F)

Council Tax Band (TBC)

Accommodation Details

Front door leading through to:

Entrance Hall

With access to loft space, radiator, door leading through to:

Living Room 13'11" x 10'0" (4.24m x 3.05m)

Dual aspect room with windows to the front

and side aspects, brick built feature fireplace, TV aerial connection point, radiator, door leading through to:

Dining Room 13'10" x 10'0" (4.22m x 3.05m)

With window to the rear aspect, built in cupboards, radiator, door leading through to:

Kitchen 11'1" x 8'3" (3.38m x 2.51m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with taps over, vinyl flooring, radiator, door to:

Lobby

With door to store and:

Lean To 14'0" x 5'1" (4.27m x 1.55m)

With door to the side aspect.

Store

With window to the rear aspect, door to the side aspect and door leading through to:

WC

Low level WC, window to the rear aspect.

Bedroom 1 14'0" x 9'11" (4.27m x 3.02m)

With window to the rear aspect, built in wardrobes, radiator.

Bedroom 2 14'0" x 9'11" (4.27m x 3.02m)

With window to the front aspect, built in wardrobes, radiator.

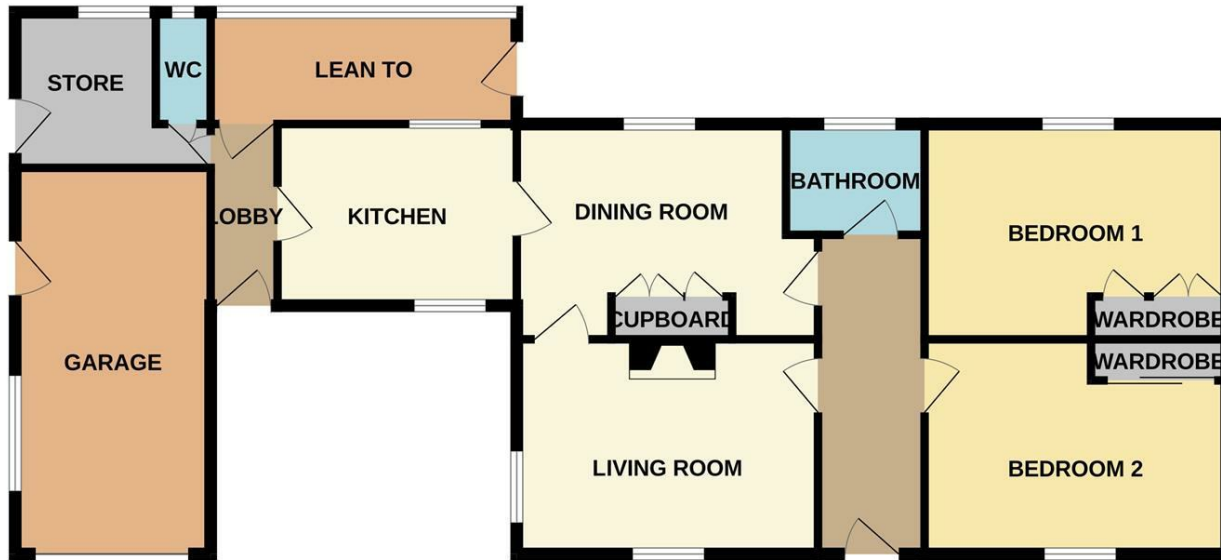
Outside

Property set on a good size plot predominantly laid to lawn bordered by mature hedging, driveway with gated access leading to:

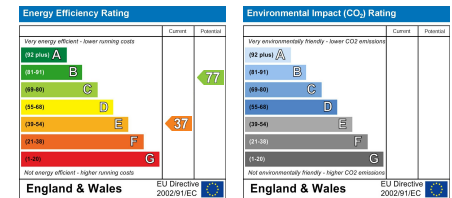
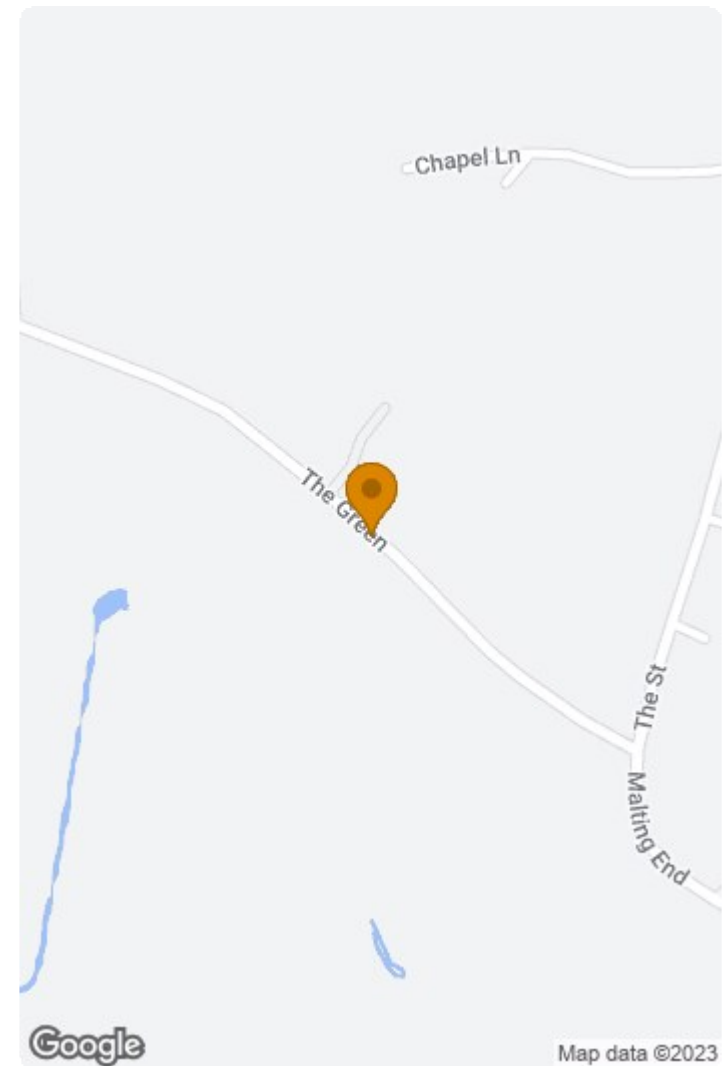
Garage 18'0" x 9'1" (5.49m x 2.77m)

Single garage with up and over style door, window and pedestrian door to the side aspect, power and lighting connected.

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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