



32 Doe Meadow, Newburgh, WN8 7LZ

Price Guide £350,000



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32 Doe Meadow is an attractive three bedroom bungalow offering good sized living accommodation with potential for remodelling and further updating if required. Set on a good sized plot with long driveway, garage and open views to the rear.

#### ACCOMMODATION COMPRISES;

Part glazed uPVC door to:

#### ENTRANCE HALL

L shaped hallway with radiator. There is an inner hall with space ideal for a study/reading area with double glazed window to side and open tread staircase to loft room/craft room/play room.

#### LOUNGE

16'8" x 11'5" (5.10m x 3.50m)

Double glazed bow bay window to front and two decorative stained and leaded windows to side. Stone fireplace with open fire facility. Radiator.

#### KITCHEN

16'8" x 10'9" (5.10m x 3.30m)

Double glazed window to side. Fitted with a range of wall and base units incorporating four ring electric hob and one and half bowl stainless steel sink unit. Built in eye level oven and grill. Plumbed for automatic dishwasher. Space for fridge freezer. Two radiators. Door to Utility Room, and open to:

#### SUN ROOM/DINING AREA

7'11" x 10'9" (2.42m x 3.30m)

Double glazed windows to sides and sliding patio doors to rear garden enjoying views over farmland. Two radiators.

#### UTILITY ROOM

6'5" x 11'5" (1.98m x 3.50m)

Double glazed sliding patio doors to rear. Plumbed for

automatic washing machine and space for tumble dryer. Wall mounted Glow-worm gas central heating boiler. Built in cupboard with shelving.

#### BEDROOM 1

Double glazed bow bay window. Fitted with a range of built in wardrobes, overbed storage cupboards, bedside units and drawers. Radiator.

#### BEDROOM 2

Double glazed bow bay window to front. Fitted with a range of built in wardrobes, overbed storage cupboards, bedside units and drawers. Radiator.

#### BATHROOM

Double glazed frosted window to side. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Heated towel rail.

#### FIRST FLOOR ACCOMMODATION:

#### BEDROOM 3

23'5" x 11'7" (7.15m x 3.55m)

The first floor bedroom has two Velux windows and eaves storage cupboards. It would also be ideal as a playroom/craft room.

#### FRONT

The property is approached by a long side driveway leading to the single garage with up and over door, power and light. Access gate to rear garden. The attractive front garden is on two levels with a central lawn and shrub borders. A pathway to the side leads to the entrance door.

#### REAR

There are open views to the rear of the property over farmland. There is a paved seating area, lawn, wooden storage shed and hardstanding with greenhouse.

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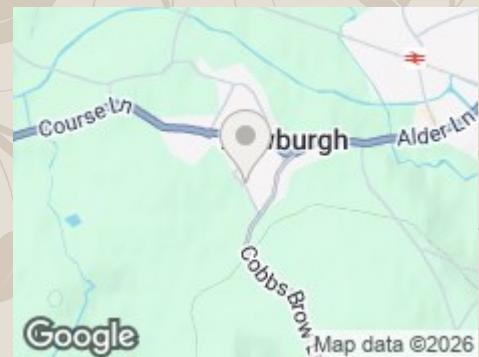
### Road Map



### Hybrid Map



### Terrain Map



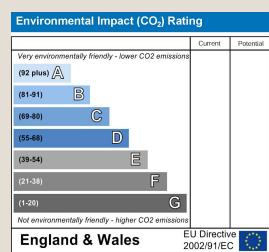
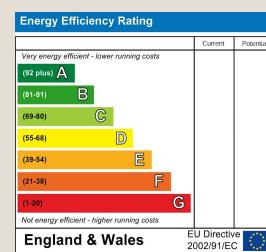
### Floor Plan



### Viewing

Please contact us on 01704 821393 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



## Property Specialists

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