

# ACRES

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- \* INCREDIBLE DETACHED BUN-
- \* GALOW
- \* IN THE HEART OF WATER
- \* ORTON VILLAGE
- \* THREE DOUBLE BEDROOMS
- \* STUNNING GARDEN
- \* DOUBLE GARAGE
- \* KITCHEN
- \* DINING ROOM
- \* DOWNSTAIRS WC
- \* CONSERVATORY
- \* LARGE DRIVEWAY



***'FARRAWAY', VICARAGE LANE, WATER ORTON, B461RX ~ Offers Over £525,000***

Acres are proud to offer for sale this incredible detached bungalow that is located in the heart of the Village of Water Orton. It is freehold and council tax band F. The location is wonderful and includes excellent room sizes throughout including large welcoming entrance hall, very spacious lounge, conservatory, dining room leading through to a kitchen, utility, guests cloakroom and store. There is an inner hallway leading to the master bedroom and further double bedroom, bathroom and separate W.C. There is a staircase up to the loft area that offers a very substantial third bedroom with glorious garden views and door into under eaves storage. Outside is a very deep fore garden with space for multiple parking and access to a double garage. To the rear is an amazing well manicured and large garden with patio areas, long lawn and an array of flowering and verdant trees and shrubs. This is a very special property that should be viewed internally to appreciate all that is on offer.

Access is via a very deep fore garden offering multiple parking space and access to garage front, lawns and central planted island

**ENCLOSED PORCH:** Having double glazed leaded light windows and door leading to a reception door with double glazed leaded light vertical panel into:

**HALLWAY:** A welcoming entrance with double glazed leaded light picture window to side, radiator, door into kitchen and:

**LIVING ROOM: 18'3 x 15'9:** A very spacious living room with double glazed window to front, double glazed patio doors to conservatory, two radiators, fire surround with fitted living flame electric fire, staircase to loft room/bedroom three and door into inner hallway

**CONSERVATORY: 15'4 x 7'3:** With double glazed patio door and windows offering lovely garden views

**DINING ROOM: 14'2 x 10'2:** With double glazed windows to rear and side, radiator, Tudor-style beamed ceiling and access to:

**KITCHEN: 11'0 x 10'1 (max):** Having a range of drawer, base and eye level cupboards, work surfaces, tiling to part walls and floor, double glazed window to side, sink and drainer, four ring electric hob with extractor over, double oven / grill combination, radiator, space for fridge, door into hallway and door into:

**UTILITY:** A large work room with space and plumbing for washing machine, stainless steel laundry sink and drainer, work surfaces, tiling to splashbacks, base and wall mounted units, space for other white goods, doors into garage, guests cloakroom and walk-in storage plus door to garden

**INNER HALLWAY:** With coving to ceiling, double glazed window to side, door into linen cupboard

**BEDROOM ONE: 12'5 x 11'7:** With double glazed windows to rear and side, built in wardrobe system, radiator

**BEDROOM TWO: 11'0 x 10'10:** With double glazed leaded light windows to front and side, radiator, coving to ceiling, doors into two built-in wardrobes

**BATHROOM:** Having panelled bath with electric shower over, pedestal wash hand basin, complimentary tiling to walls, double glazed opaque window, radiator / towel rail, coving to ceiling

**SEPARATE WC:** With low level WC, double glazed opaque window, coving to ceiling

**BEDROOM THREE / LOFT ROOM: 24'0 (max) / 16'6 (min) x 13'9 (max):** With double glazed window to rear offering glorious garden views, radiator and doors into fitted wardrobe, door into large under eaves storage

**OUTSIDE:** An incredible garden with large patio to fore, leading to a superb shaped lawn with an array of planted verdant and flowering trees and shrubs, greenhouse to far rear and gated access to front

**GARAGE: 17'1 x 14'10:** **(Please check the suitability for your own vehicle use)** With electric up and over door, light and power



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



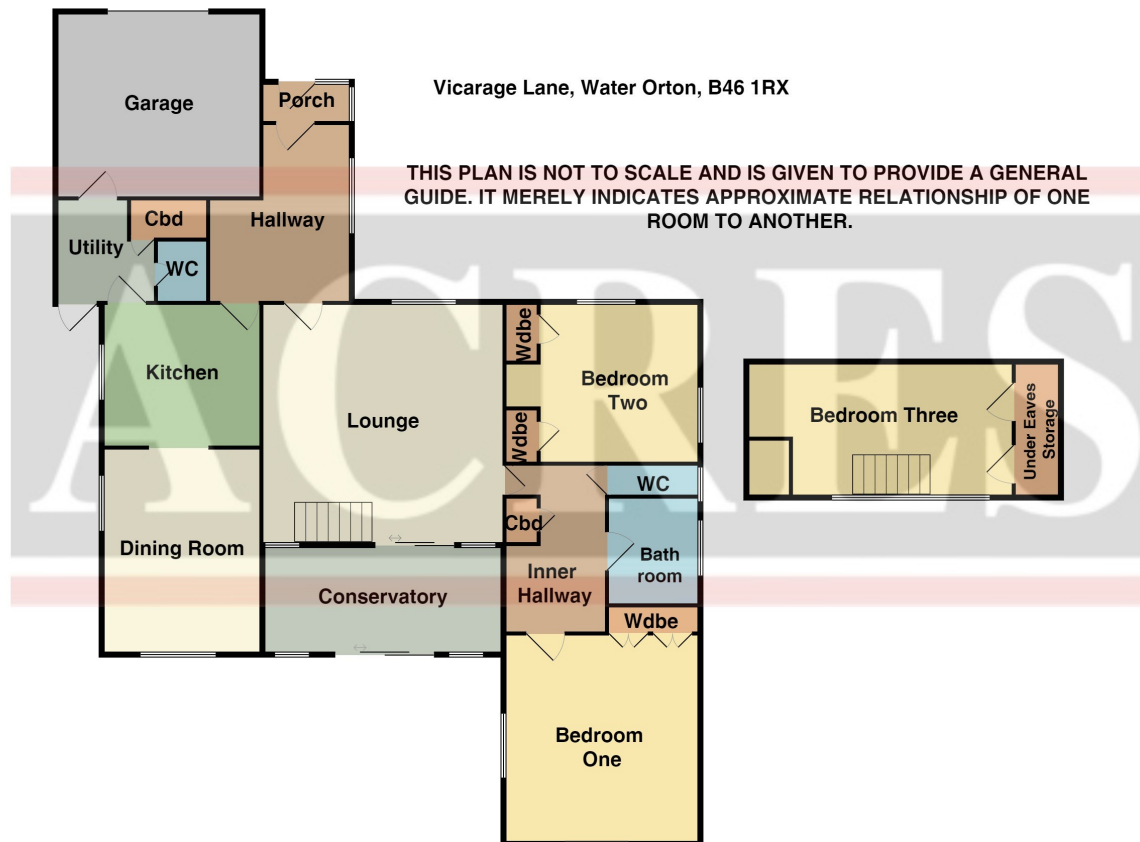
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** F

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		