



**CRUSE CLOSE, SWAY**  
**£515,000 FREEHOLD**

**Winkworth**

**A spacious two bedroom detached bungalow offering generous living accommodation and conveniently positioned in a cul-de-sac close to the Village Centre.**

A quarry tiled step leads to an obscure double glazed front door, with matching double glazed side screen and provides access to the

**Entrance Hallway**

Built in double cupboard with hanging rail and further double cupboard over. Further built in double door airing cupboard, housing the hot water cylinder and slatted shelving. Inset loft hatch providing access to the roof space above. Doors off to all accommodation, including a wooden and part glazed sliding door leading to the U-shaped Kitchen/Dining Room/Sitting Room:

**Sitting Room**

Dual aspect room, with double glazed sliding patio doors leading to the conservatory, as well as an obscure internal window back to the entrance hallway. Fireplace, with polished stone hearth and wooden mantle, incorporating a real-flame gas fire.

**Conservatory**

Of part-brick and double glazed construction, set under a pitched polyplex roof, with double glazed windows to either side and rear, as well as French doors leading out to the patio and rear garden. The conservatory also has the benefit of power and central heating.

**Dining Area**

The dining room offer plentiful space for table and chairs, as well as further dining furniture. Double glazed window to the side and access through to the

**Kitchen**

Work surface in part to two walls, with further work surface extending out to separate the kitchen and dining areas, a with a range of base and drawer units below and matching wall-mounted units over. Further matching larder style cupboard. Space for electric stove and oven with extractor fan above. Space for low level freezer. Double glazed window to the rear. Further access through a wooden and part glazed sliding door to the



### Utility Room

Work surface in part to one wall with drawer back below and matching wall-mounted units over, as well as a matching larder style unit. Space and plumbing below for washing machine and tumble dryer. Further space for upright fridge freezer. Obscure double glazed door leading out to the side and front of the property. Further double glazed door leading out to the rear garden, as well as further internal door, which provides access to the

### Cloakroom

Low level W/C and wash hand basin. Obscure double glazed window to the rear. Wall-mounted Worcester boiler.

### Bedroom One

A spacious double bedroom with a range of fitted wardrobes to one wall with sliding mirrored doors providing plentiful storage. Double glazed bay window to the front.

### Bedroom Two

Another spacious double room with double glazed bay window to the front, as well as plentiful space for bedroom furniture.

### Family Bathroom

Matching suite comprising low level W/C, pedestal wash-hand basin and wood panelled bath with taps and removable shower attachment over. Tiling to all visible wall space and obscure double glazed window to the side.



### Outside

The front of the property is approached through wrought iron double gates and leads to a spacious block paved driveway, which provides off-road parking for a number of cars. The front is enclosed to both sides by timber fencing and to the front by low-level brick walling, with a small shingle area with beds containing an array of plants and flowers. The driveway continues down the side of the property to the front door, as well as to the

### Garage

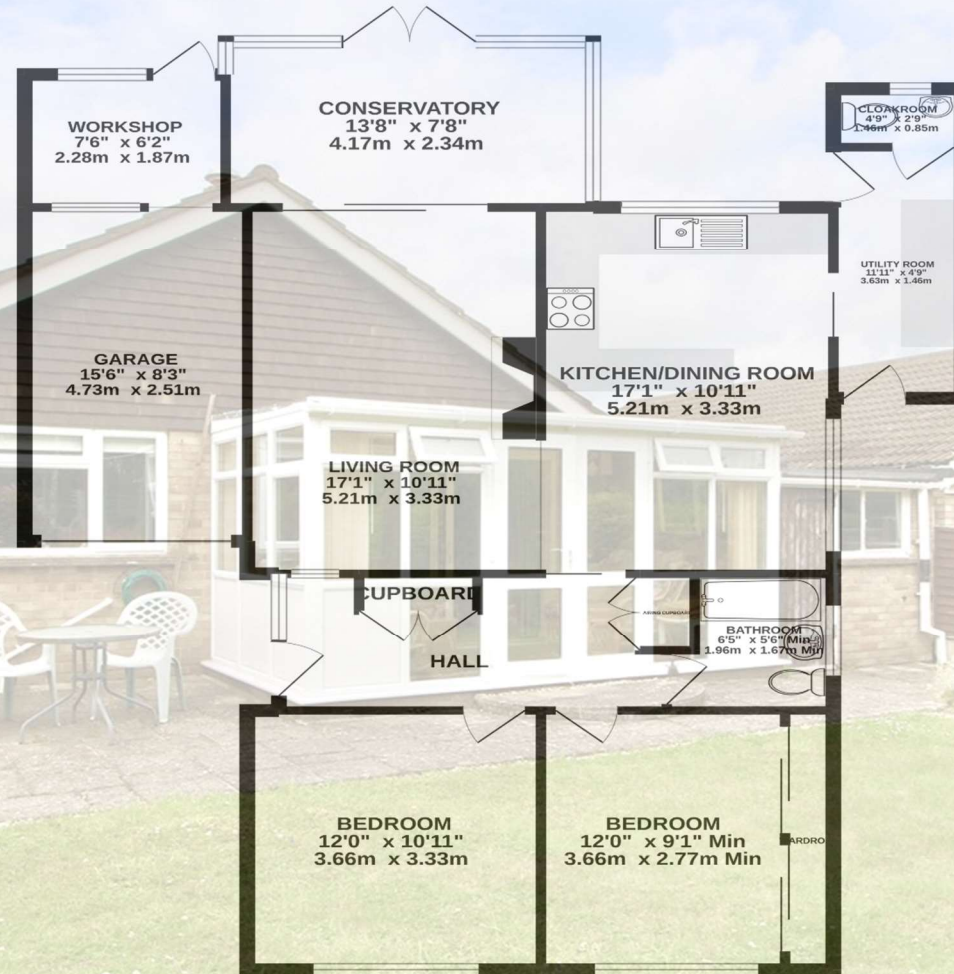
Accessed via a metal up-and-over door, the single garage benefits from both power and lighting. There is also a further separate workshop area to the rear, where there is a wooden door which leads to the

### Rear Garden

The rear garden is a particular feature of the property, enjoying a southerly aspect and is enclosed to both sides by timber fencing and to the rear by brick walling. There is a patio area adjoining the rear of the property, whilst the remainder of the rear garden has been laid mainly to lawn, bordered by raised and earth dug beds containing an array of mature plants, shrubs and bushes. There is also a further wooden pergola.



GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

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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