



Sunrise, Bittaford

Price £399,950 Freehold

This charming detached bungalow is situated within a tucked away position in Bittaford offering uninterrupted views and a garden to contest many. There is easy access to great schools, amenities and commuter routes along with being positioned close to the beautiful nearby village of Ugborough with eateries and public houses. This property has a lovely cohesion of character charm and contemporary and stylish decor, you enter via a stable door into an impressive and sizeable kitchen/diner making this the place to enjoy an evening of entertaining. The inner lobby offers access to the utility and into the dining room/family room. The pretty curved windows frame a stunning view out over the private gardens and the woodburner offers a great space to congregate around in the winter months. This is a versatile room and then offers access to the lounge. The lounge also has a curved window and an open fire and could function as a bedroom if need be. There are two double bedrooms on this floor along with the family bathroom. Upstairs is an opulent master suite with a dressing area and ensuite shower room. There is a driveway offering off road parking for several cars and there is a garage and workshop. The garden is enchanting with lots of different coves and areas to enjoy the beautiful backdrop and listen to the peace. The raised veranda offer a spectacular space to enjoy an afternoon gin and tonic whilst soaking up the summer sun. An internal viewing of this property is a must.

0.95%

Min Fee £1200
INCLUDING
VAT

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Ground Floor

Kitchen/Diner

15'11" (4.85m) x 13'11" (4.24m)

Accessed via a traditional stable door you are greeted with an impressive kitchen/diner offering a fantastic space for sociable evenings. There are plenty of units and work top space for those keen cooks and includes a sink with drainer, double oven, and hob with extractor. There is space for a fridge/freezer and dishwasher. The french doors offer a seamless flow out onto a patio area which is primed for enjoying a spot of alfresco listening to the immediate surrounding wildlife. There is spotlighting, a wall light, radiator and an opening into the inner lobby.

Inner Lobby

This is a handy addition and offers a space to place coats and shoes in the fitted cupboard and offers access into the utility and dining room/family room. There is a radiator and spotlighting.

Utility

This is such a handy space for any home offering a spot for all the laundry and noisy appliances to be kept out of the way. There is a work top with a sink and drainer with space for a washing machine and tumble dryer. The combi boiler is also placed in here which is approximately eight years old and has been regularly serviced. There is a radiator and light fitting.

Dining Room/Family Room

16'7" (5.05m) Max x 13'6" (4.11m) Into Bay

This is a really versatile space and could function as a formal dining room, family space or even the lounge if the lounge were to be utilised as a fourth bedroom. There is a real charm to this space and your eyes are immediately drawn to the beautiful green backdrop that is seen through the pretty curved window. The woodburner gives the room a real focal point and offers somewhere to come on a cold winter's night. There is a door giving access out on the veranda making this a great property to entertain and has a fantastic flow. There is a light fitting and radiator.

Lounge

12'9" (3.89m) Max x 13'7" (4.14m) Into Bay

The lounge is another well proportioned room and offers an inviting space to retreat at the end of the day. It has been stylishly decorated and includes another beautiful curved window and open fire. There are two radiators and a light fitting.

Inner Hallway

This area links the two bedrooms on this floor with the bathroom and a door gives access to a staircase that ascends to the first floor. There is a light fitting and radiator.

Bedroom Two

9'11" (3.02m) x 9'2" (2.79m)

The second bedroom is a lovely proportioned double



space and would function well as a guest room or an alternative to the master upstairs. There is a pretty outlook out over the private rear gardens and offers plenty of room for the usual bedroom furniture requirements. There is a radiator and a light fitting.

Bedroom Three

9'6" (2.9m) x 7'9" (2.36m)

This is a lovely light and airy space and would make a lovely guest space or children's room. The neutral choice of decor and pleasant outlook make this an inviting space. There is a radiator and a light fitting.

Family Bathroom

This stylish bathroom offers a calming space to enjoy a long hot soak in. There is a white bath with a shower over, a white low level wc and a wash hand basin. There is a towel heater, light fitting and plenty of space for a large dresser or unit to tie in with the age and charm of this lovely home.

First Floor

Bedroom One

16'11" (5.16m) Max x 13'9" (4.19m)

The master bedroom is an opulent space flooded with light from all angles, each window offering a different countryside outlook. There is a dressing cove with a fitted wardrobes and further fitted drawers on the other side.

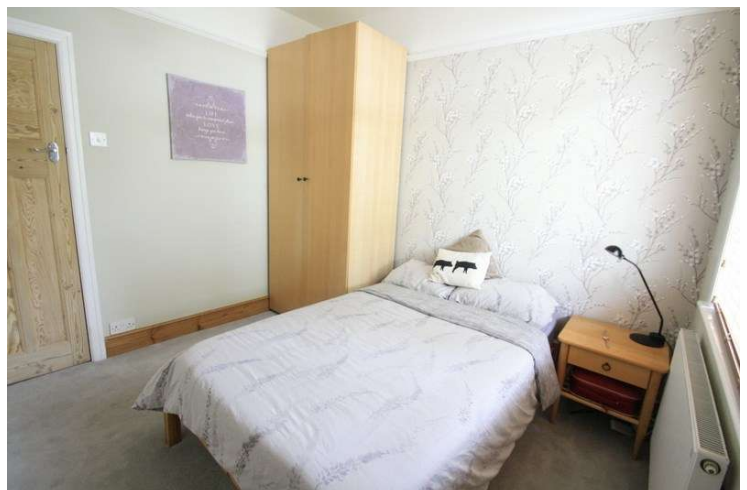
This is a lovely master suite and a perfect spot to wake up in on a Sunday morning and indulge in breakfast in bed whilst enjoying the views. There are various eaves storage cupboards and there is a radiator and light fitting.

Ensuite

The ensuite has been neutrally tiled and offers a walk in shower area with a shower inset. There is a contemporary glass wash hand basin and a white low level wc. There is a towel heater and spotlighting to conclude.

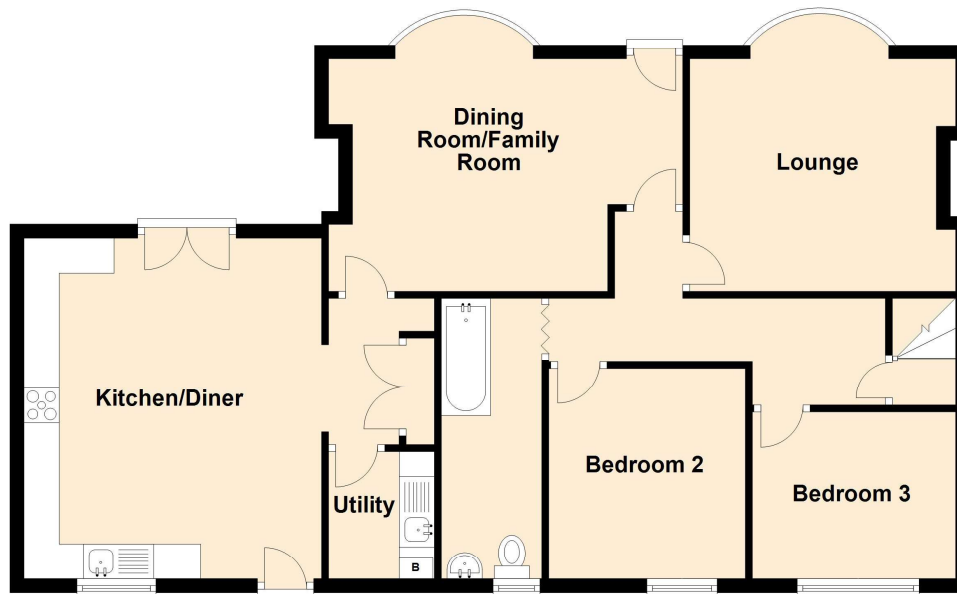
Outside

To the front of the property is a low maintenance chipped driveway offering off road parking for three cars, There is a garage and workshop with power perfect for those motoring enthusiasts. To the rear of the property is a green haven. Immediately out from the proeprty you are offered a substantial decked veranda with the most beautiful views to enjoy whilst sipping an afternoon glass of wine with friends. There are various patio area's and pretty borders bursting with colour and hardy shrubs making this a garden for both those that are green fingered or not. The lower garden is perfect for those wanting to live the good life with veg patches ready to fill. There is a summerhouse perfect for either storage or a spot to sit and grab five minutes peace.



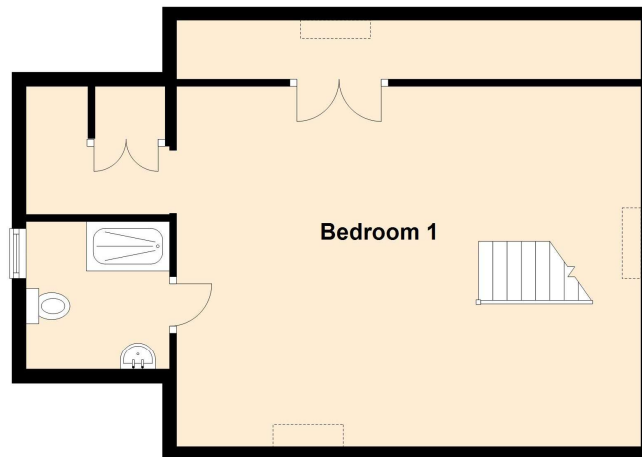
Ground Floor

Approx. 86.9 sq. metres (935.2 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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