



Asking Price £450,000

Nestled in a quiet cul-de-sac in the sought-after area of Bird Cage Farm, this beautifully presented detached bungalow with a self-contained annex offers exceptional flexibility and space for a variety of buyers. Perfectly suited for families or retired purchasers, the property features three generous bedrooms in the main residence, along with a fully equipped annex that includes its own lounge/bedroom, kitchen/breakfast room, and shower room—ideal for multi-generational living or guest accommodation. The home boasts a bright and contemporary kitchen/dining room with integrated appliances, a spacious main lounge, and a stylish bathroom. Each room is tastefully decorated with modern finishes, complemented by uPVC double glazing and gas central heating throughout. The standout feature is the vast driveway, providing space for 4-5 vehicles, a rare find in this area. Outside, the level rear garden offers privacy and outdoor potential, with direct access from both the main home and annex. With its versatile layout, immaculate condition, and tranquil location, this property represents a unique opportunity to secure a modern home with scope for independent living.

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Established 2008

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Davenham Close, Roborough, PL6 6BT

Entrance Hall

A welcoming entrance hall providing access to the main living areas and bedrooms. Neutrally decorated with ceiling-mounted light point and radiator. There are separate access points to the loft space of the bungalow and annex both of which are insulated, boarded and have power and light connected. Useful storage/airing cupboard with shelving and wall mounted gas combination boiler which serves the domestic hotwater and central heating system. There is also a trap door which provides access under the bungalow.

Lounge

(3.64m x 4.82m / 11' 11" x 15' 10")

A bright and spacious main reception room positioned at the front of the bungalow with a large window drawing in natural light. Features include living flame effect gas fire with stone surround, ceiling light, radiator, and modern décor creating a fresh and relaxing space for everyday living.

Kitchen/Dining Room

(3.72m x 4.82m / 12' 3" x 15' 10")

A generously sized, modern kitchen/dining area offering ample room for dining and entertaining. Fitted with a range of contemporary units, work surfaces, built-in double oven, gas hob with extractor above, plumbing for dishwasher and integrated fridge/freezer. Remote controlled velux window, with ceiling lighting and radiator.

Bedroom One

(4.06m x 3.01m / 13' 4" x 9' 10")

A spacious double bedroom located at the rear with a window overlooking the garden. Built in wardrobes, tastefully decorated with radiator and ceiling light.

Bedroom Two

(4.06m x 2.26m / 13' 4" x 7' 5")

Another double bedroom, well-presented and ideal as a guest room or home office. Includes radiator, and ceiling lighting.

Bedroom Three

(2.90m x 2.72m / 9' 6" x 8' 11")

A comfortable third bedroom with side aspect window. Also suitable as a nursery or office. Radiator and ceiling light.

Family Bathroom

(2.78m x 1.72m / 9' 1" x 5' 8")

Fitted with a modern suite comprising panelled bath, separate shower and low-level WC, and vanity wash hand basin. Finished with part-tiled walls, ceiling light, and window to the front.

Self-Contained Annex

Lounge/Bedroom Four

(3.64m x 3.91m / 11' 11" into bay x 12' 10")

A versatile room with a bay window to the front aspect, ideal as a lounge, guest suite, or fourth bedroom. Includes radiator and ceiling light.

Kitchen/Breakfast Room

(3.03m x 2.53m / 9' 11" x 8' 4")

Compact and well-fitted kitchen featuring base units, worktops, space for breakfast seating, and integrated fridge/freezer, oven and hob. Side aspect window and door to the garden.

Shower Room

Modern suite including shower cubicle, WC, and vanity wash basin. Window to the side for ventilation and light, utility cupboard with plumbing for automatic washing machine and space for tumble drier.

Outside

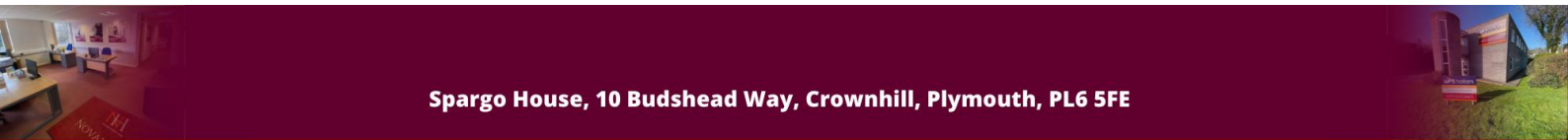
Front Garden & Parking

Set in a quiet cul-de-sac, the property enjoys a substantial driveway providing off-road parking for 4-5 vehicles — ideal for larger families or visiting guests.

Rear Garden

A level and enclosed rear garden which is part laid to lawn with a summerhouse and workshop with power and lighting,, greenhouse and and patio area which leads to a courtesy gate providing access to the front garden. The garden is perfect for outdoor entertaining, family use, or quiet relaxation. Accessible from both the main house and annex.







Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

