



For Sale: £595,000 Freehold
Rashwood Farm Lane, Rashwood, WR9

- 4 Bedrooms
- 4 bath/shower Rooms
- 2 Receptions
- Countryside Views

Bagleys
SALES AND PROPERTY MANAGEMENT

A rare opportunity to acquire this superb four double bedroom detached bungalow, situated on a fabulous plot and surrounded by countryside. Boasting two reception rooms, this recently renovated bungalow consists of; fitted kitchen diner with built in appliances, separate utility / boot room, a spacious lounge and an additional reception room, which is currently being used as a home office. Further benefits include four double bedrooms with countryside views, three en-suite bath/shower rooms, further main shower room and fitted wardrobes to bedroom two. Externally the bungalow offers a large plot, boasting a detached double garage with power and lighting, extensive driveway parking with gated entrance for additional security and both a front and rear garden overlooking the open fields. EPC D57.

Entrance Hallway Doors to living room, breakfast kitchen, conservatory, bedrooms one and two and main shower room. Stairs rise to the first floor. Three ceiling light points and central heating radiator.

Living Room Dual aspect with UPVC windows to the front and side elevations, ceiling light point and central heating radiator.

Breakfast Kitchen Dual aspect with UPVC windows to the rear and side elevations. Fully fitted with a range of wall base units with complimentary work surface over. Insert 1.5 bowl composite sink with mixer tap. Built in appliances to include fridge, freezer and washing machine. Freestanding AEG electric cooker with Zanussi extractor hood over. Wine racks. Glass splashbacks, recessed ceiling spot lights central heating radiator and door to utility/boot room.

Utility/Boot Room UPVC Windows to three elevations, plumbing for an automatic washing machine and space for a tumble dryer. Door to rear garden.

Conservatory Tri aspect with UPVC windows to both sides and the rear elevation, sliding door to driveway, two wall light points and central heating radiator.

Bedroom One UPVC window to the side elevation, ceiling light point and central heating radiator. Door to en-suite.

En-suite Shower Room White suite comprising of vanity sink unit, low-level WC and double shower enclosure with mains shower. Additional built in cupboards. UPVC window to the side elevation, recessed ceiling spot lights and central heating towel rail. Door to airing cupboard which has its own radiator.

Bedroom Two UPVC window to the side elevation, ceiling light point and central heating radiator. Built in wardrobes.

Main Shower Room White suite comprising of vanity sink unit, low-level WC and double shower enclosure with mains shower. Additional built in cupboards. UPVC window to the front elevation, recessed ceiling spot lights and central heating towel rail.

First Floor Landing Doors to bedrooms three and four, ceiling light point, central heating radiator and eaves access panel.

Bedroom Three UPVC bifold doors to rear elevation with built in blinds to the glazing, built in wardrobes, two ceiling light points and two central heating radiators. Door to ensuite.

Ensuite Bathroom White suite comprising of free-standing bath, double shower enclosure with mains shower, vanity sink unit and low-level WC. UPVC window to the rear elevation with built in blinds. Recessed ceiling spot lights and centrally heated towel rail.

Bedroom Four UPVC window to the rear elevation, ceiling light point and centrally heated radiator. Door to en-suite.

Ensuite Bathroom White suite comprising of panelled bath, vanity sink unit and low-level WC. UPVC window to the rear elevation. Recessed ceiling spot lights and centrally heated towel rail.

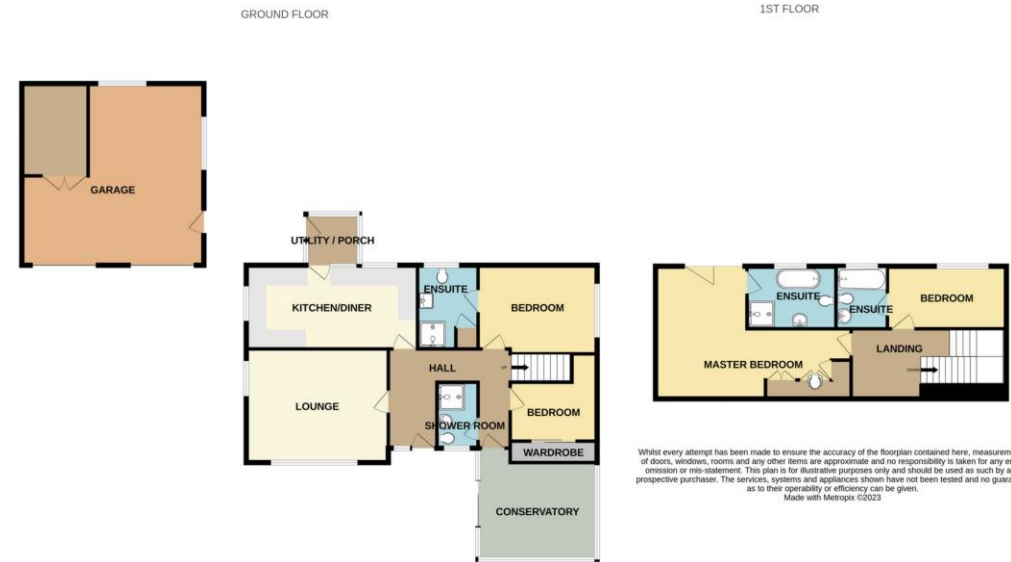
Double Detached Garage Two electric up and over doors to the front elevation, UPVC personnel door and window to the side elevation with further window to the rear elevation. Fitted with mains electrics. Fitted units with inset stainless-steel sink with mixer tap.

Externally Externally the bungalow offers a large plot, boasting a detached double garage with power and lighting, extensive driveway parking with gated entrance for additional security and both a front and rear garden overlooking the open fields.



Room Details

Entrance Hallway	
Living Room	4.74m x 4.01m (15'7" x 13'2")
Breakfast Kitchen	5.74m x 4.01m (18'10" x 13'2")
Utility/Boot Room	
Conservatory	4.01m x 3.39m (13'2" x 11'1")
Bedroom One	3.96m x 2.92m (12'12" x 9'7")
En-suite Shower Room	2.69m x 1.96m (8'10" x 6'5")
Bedroom Two	3.61m x 3.14m (11'10" x 10'4")
Main Shower Room	2.17m x 1.23m (7'1" x 4'0")
Bedroom Three	5.80m x 4.47m (19'0" x 14'8")- narrows to 4.47m
Ensuite Bathroom	2.94m x 2.18m (9'8" x 7'2")
Bedroom Four	3.89m x 2.05m (12'9" x 6'9")
Ensuite Bathroom	2.08m x 1.64m (6'10" x 5'5")
Double Detached Garage	6.03m x 6.11m (19'9" x 20'1")



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
England, Scotland & Wales		EU Directive 2002/91/EC	
		82	
		57	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

