

**£269,950**

**9 Marsh View, Meir Heath, ST3 7LA**



**FLEXIBLE ACCOMMODATION WITHIN THIS VERY SPACIOUS DETACHED BUNGALOW.** This head-of-cul-de-sac position has stunning views from the elevated plot, which slopes upwards across the rear landscaped garden. With four bedrooms, two of which offer a variety of uses - dining room, hobby room, home office, etc. Generous driveway parking and detached garage. For sale with no upward chain.

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## L-SHAPED ENTRANCE HALLWAY

Entrance into the property is on the side of the house, with porch leading to UPVC door. Into the hallway, which is spacious and welcoming, with fitted carpet, door off to the two front bedrooms, lounge, kitchen and shower room. Loft access. Wall mounted radiator.

## LOUNGE

5.15m x 3.50m (16'11" x 11'6")

A spacious, bright and pleasant living room, with large UPVC double glazed window having lovely far-reaching views from the property's elevated position. With fitted carpet in pale-beige tones against cream painted walls, wall mounted radiator, central fireplace set within hearth and surround.

## BREAKFAST-KITCHEN

5.25m x 2.40m (17'3" x 7'10")

Well-appointed breakfast-kitchen with a range of fitted wall and base units, inset sink and drainer, integrated electric oven & electric hob with splashback. Plumbing for washing machine. Slimline dishwasher. Space for under-counter fridge-freezer. Useful storage cupboard. UPVC double glazed windows and UPVC back door leading to the patio area. Doorway through to the third bedroom - which could be used as a formal dining room, morning room, etc.

## BEDROOM ONE

3.85m x 3.60m (12'8" x 11'10")

Large double room positioned to the front of the accommodation and so benefitting from the lovely views. Range of fitted wardrobes, wall mounted radiator. UPVC double glazed bay window. Fitted carpet in pale cream, with cream painted walls.

## BEDROOM TWO

2.80m x 2.56m (9'2" x 8'5")

A single bedroom with UPVC double glazed window, wall mounted radiator, fitted carpet in pale creamy-beige and cream painted walls.

## BEDROOM THREE

3.25m x 2.72m (10'8" x 8'11")

Leading off the breakfast kitchen, the third bedroom is a nicely proportioned space with lovely, private views over the front garden area. Fitted carpet, wall mounted radiator, UPVC double glazed window and neutral decor. Door leading through into the fourth bedroom/sun lounge.

## BEDROOM FOUR

3.05m x 2.72m (10'0" x 8'11")

Leading off the third bedroom, this fourth bedroom is currently used as an office and is ideally suited as a peaceful study room from which to enjoy the garden and patio area. With UPVC double glazed window and French doors opening on to the patio - whilst this room could indeed be used as a bedroom, it would make a lovely hobby room or sun lounge, reading room or home office. Wall mounted radiator, fitted carpet and neutral decor.

## BATHROOM

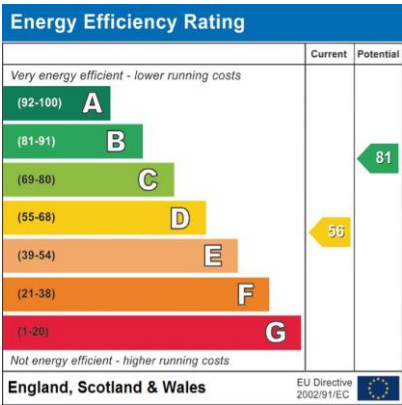
2.40m x 2.10m (7'10" x 6'11")

Modern shower room with tiled walls and floor, double-width shower cubicle with glazed screen, wash hand basin and wc. Wall mounted heated towel rail, useful airing cupboard, UPVC double glazed frosted-glass window.

## OUTSIDE AREAS

3.44m x 1.46m (11'3" x 4'9")

The bungalow occupies a wonderful, elevated position at the head of Marsh View cul-de-sac. The views are beautiful but this does come with the consideration of a sloping plot. There is a partially sloping driveway up to a level parking section, adjacent to the garage and side of the property. This area leads around to a patio section to the rear. The remaining area of the rear garden area is nicely presented a gravelled section and steps up to the top of the sloping lawn, all behind a low-level retaining wall. The plot is very private, with conifer hedging to the rear and side boundaries. There is real scope to invest in further landscape-design to the rear garden ideally to create a larger levelled and useful garden section. In its present condition the garden is easily maintained by a simple trim of the lawns and surrounding hedges.















## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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