



Greenfield Bungalow Roper Lane, Queensbury, BD13 2DQ

£285,000

- TWO-THREE BEDROOM TRUE BUNGALOW
- DETACHED GARAGE & GAMES ROOM
- DESIRABLE ROPER LANE LOCATION
- GARDENS FRONT & REAR
- MASTER BEDROOM WITH DRESSING ROOM
- LARGE PLOT WITH PARKING FOR SEVERAL CARS
- A GOOD DEGREE OF PRIVACY
- GAS CH & UPVC DG
- CONSERVATORY / SUN ROOM
- SECURITY ALARM SYSTEM

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**** TWO/THREE BEDROOM BUNGALOW ** LARGE PRIVATE PLOT ** BACKWATER POSITION ** PARKING FOR 5-6 CARS**
**** SIZEABLE GARAGE & GAMES ROOM ** WELL PRESENTED THROUGHOUT **** Bronte Estates are delighted to list for sale this unusual, spacious bungalow, located in a very private position off the popular Roper Lane in Queensbury. This desirable property is accessed through double gates on to a large driveway that gives access to the house and a detached garage/annex building, currently offering a garage and a separate games room/bar. The bungalow briefly comprises of a conservatory, spacious lounge, kitchen, master bedroom with a dressing room off, bedroom two, an occasional bedroom/dining room and a four piece bathroom. This delightful home offers space, privacy, ample parking and the garage building/annex that could offer development potential STPP. Arrange your viewing now.



Council Tax Band: C



Conservatory / Sun Room

18'0 x 9'4

Front entrance door, tiled floor, cloaks cupboard, windows to the front elevation and two Velux roof windows. Utility area with plumbing for a washing machine and space for a dryer, central heating radiator and a door to the lounge.

Lounge

17'4 x 11'0

An impressive reception room with a full height ceiling, Velux roof window, exposed beams and a marble fireplace with a modern glass-fronted log effect gas fire. Window to the rear elevation, central heating radiator and a door to the kitchen.

Kitchen

17'3 x 6'9

A fully fitted kitchen with a good range of base and wall cabinets, laminate work surfaces and splash-back wall tiling. A double range oven with seven gas rings, two ovens, grill and extractor are included in the sale. Belfast sink, hatch to a loft space, window to the front elevation and doors off to the bedrooms and bathroom.

Bedroom One

10'10 x 9'10

French doors lead out to:

Dressing Room

10'1 x 8'8

Window to the front elevation, Velux roof window and a range of furniture including two x three-door wardrobes, two x double wardrobes, drawers and cupboard.

Occasional Bedroom / Dining Room

9'6 x 8'2

French doors lead out to the rear patio garden, central heating radiator and a door to:

Bedroom Two

9'4 x 8'3

Window to the rear elevation, fitted over-bed cupboards and a central heating radiator.

Bathroom

8'0 x 7'1

A four piece, fully tiled bathroom with

under-floor heating, comprising of a roll-top bath with telephone style taps, pedestal washbasin, low flush WC and a walk-in shower enclosure with glass door and a mains powered shower. Feature stained glass window to the side elevation and a heated towel rail/radiator.

Garage

18'9 x 12'1

A well proportioned detached garage with a remote control roller door, sink & water supply. Door to:

Games Room / Annex / Bar

18'5 x 14'1

An impressive room currently housing a pool table, bar and dart board! A great place to entertain and also offers further potential for a variety of uses. Electric wall heater, under-floor heating and an external door & window to the front elevation.

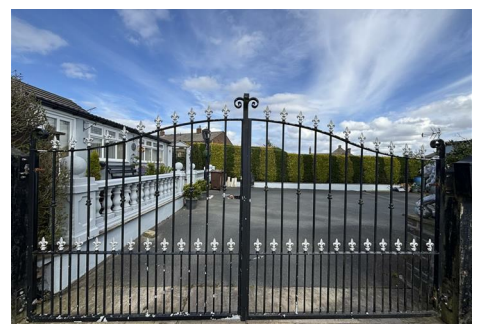
External

The property is accessed through double gates onto a large tarmac driveway. To the front is a raised, paved patio seating area with stone balustrade and to the rear is a smaller paved patio and garden shed. A pathway at the side of the house leads to the rear with secure lockable gates.

Please Note

Energy Certificate and Floor plan to follow.







Directions

Follow the sign on Roper Lane for Greenfield Bungalow. Head up the un-made track and go straightforward through the blue gates, then head through the metal gates facing you on to the driveway for Greenfield Bungalow.

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

