



Lacey Green
£800,000

 **TIM RUSS**
& Company



Set on a generous plot along one of Lacey Green's most desirable roads, this beautifully presented bungalow offers stylish, flexible living with excellent potential to extend (STPP). Just moments from top rated schools, country pubs, stunning walks, and great transport links.

Inside, the property features a bright entrance hall, modern kitchen with utility, spacious living room flowing into a stunning orangery/family room with French doors to the sunny garden. The master bedroom includes a walk-in wardrobe and sleek en-suite, with two further bedrooms (both with built-in storage) and a contemporary family bathroom.

Outside, enjoy a private, wrap around garden with a patio, lawn, and mature borders. A show stopping bespoke timber outdoor entertaining barn includes a jacuzzi, custom bar, BBQ area with extractor, heated dining space, and decking. Perfect for year round entertaining.

Additional highlights include a garage, large gated driveway with EV charger.

A rare find offering space, style, and future potential in a sought after village setting.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached bungalow in village location
- Three bedrooms
- Garage and driveway parking
- Bright & airy living room
- Bespoke built outdoor entertaining area
- Modern kitchen and utility room







Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft

Garage = 14.0 sq m / 151 sq ft

(Excluding Entertaining Area)

Total = 134.5 sq m / 1449 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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