



FOLLWELLS

34 Leys Drive, Westlands - ST5 3JG

In Excess of £425,000

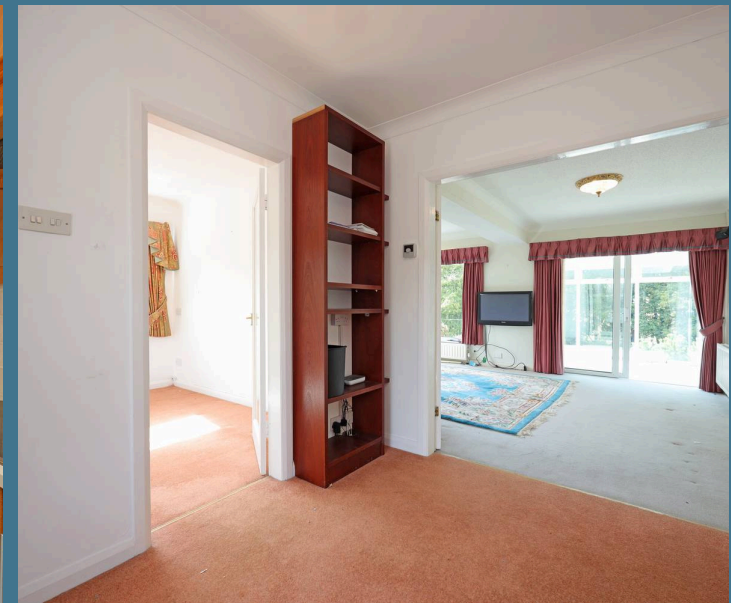
An individual executive bungalow residence holding a much sought after address on Leys Drive with a substantial private garden plot and an attractive rear outlook backing onto a small brook and woodland area.

The bungalow is in need of refurbishment offering huge potential for adaptability.

Accommodation detail: –

Glazed entrance door to a spacious reception hallway extending to further corridor hall with shelving cupboard. Immediately to the left is the third bedroom/study with dual window outlook including large glazed window to front. The current master bedroom is fitted with a range of bedroom furnishings with twin windows overlooking the front and having secondary/separate access into the corridor hall. The rear facing through lounge enjoys views over the garden with further side aspect window and sliding patio doors open to a UPVC glazed sunroom with twin sliding patio door access onto a raised balcony area with steps leading down to the main garden.

Returning back to the corridor hallway there is a fully fitted breakfast kitchen with a range of replacement integrated appliances to include conventional oven with hide and slide door having combined microwave oven above and further conventional microwave oven, dishwasher, fridge and ceramic hob with extractor hood above. A large rear facing window has further views onto the garden and there is access to a rear porch with continuation of tiled floor and further patio doors giving access to the patio steps leading to the garden





A tiled shower room can also be accessed via French doors from the rear porch. This is fitted with a four piece suite to include shower cubicle with mains power shower, W.C. wash basin and bidet. Continuing down the hallway there is a mezzanine step and access to a second tiled shower room, fitted with a three-piece suite incorporating a large walk-in shower cubicle and Corian tabletop wash basin with medicine cupboards. At the end of the hall is an extended guest bedroom double in size to create an alternative master bedroom, incorporating the adjoining shower room and is fitted with bedroom furnishings, enjoying further views over the rear garden.

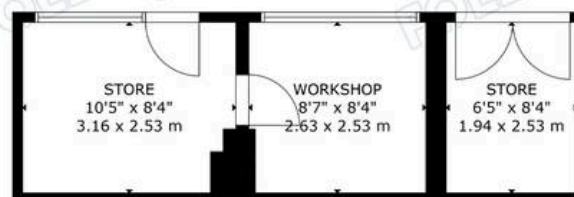
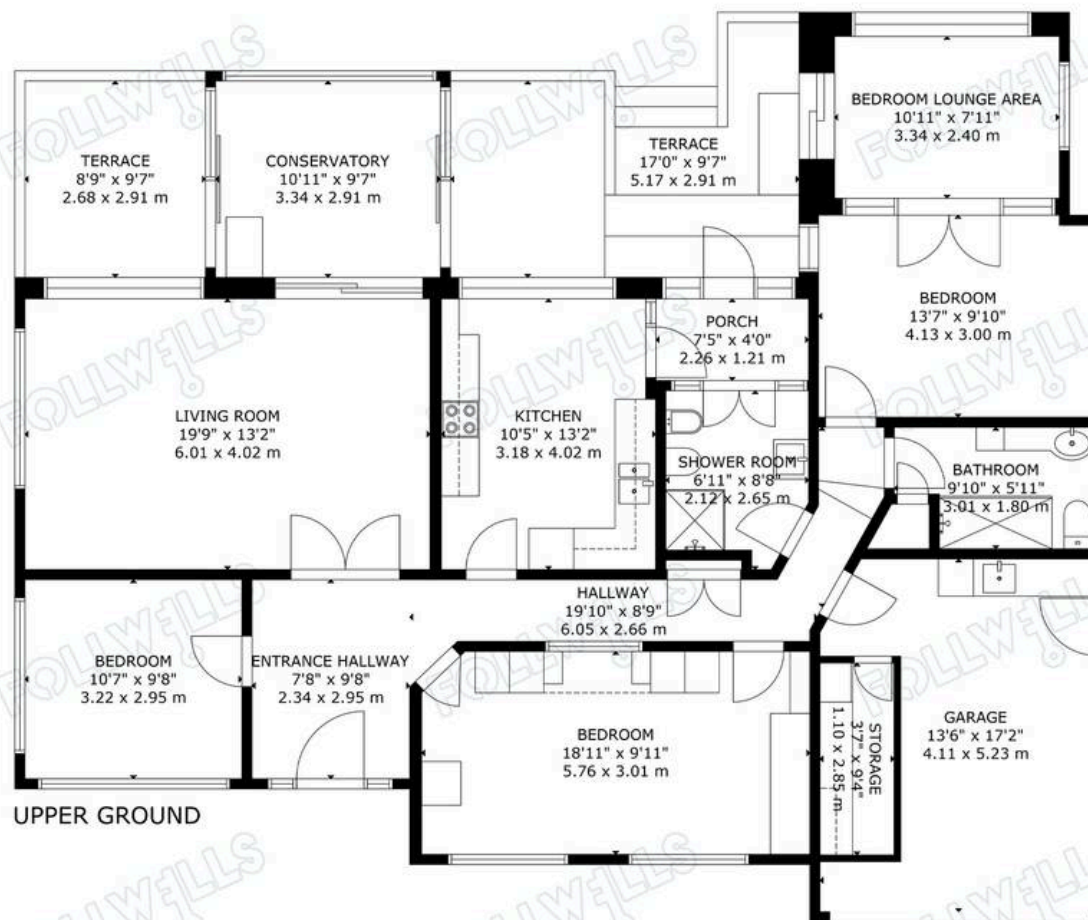
The garage can also be accessed from the inner hallway with step down to a combined garage with utility area having sink, covered units and plumbing for washing facilities.

The bungalow stands on a substantial plot with paved driveway and parking to front having low rise garden wall to boundary and shrub beds. There is wide paved access either side of the bungalow which includes wheelchair access to the left-hand side. (Please note that direct wheelchair access from the rear of the bungalow is difficult due to the property being on a raised level with stepped access down to the rear garden).

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



FOLLOWWILLS

GROSS INTERNAL AREA
TOTAL: 151 m²/1626 sq.ft
LOWER GROUND: 21 m²/224 sq.ft, UPPER GROUND: 130 m²/1402 sq.ft
EXCLUDED AREAS: GARAGE: 21 m²/228 sq.ft, TERRACE: 23 m²/243 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
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