



Hollybush Road, Northgate

Guide Price £600,000 – £650,000

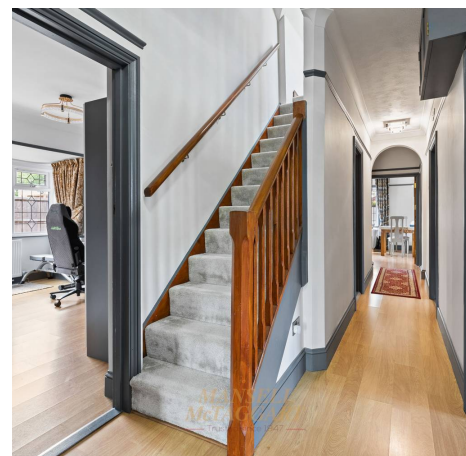
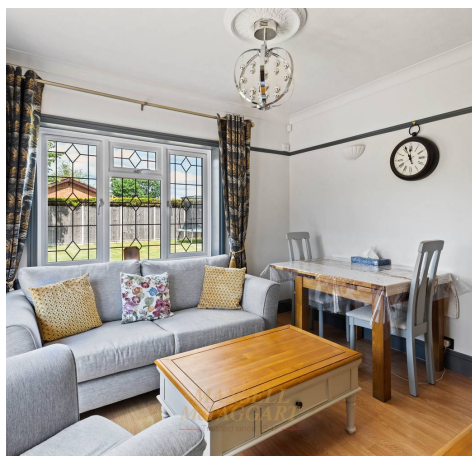
**MANSELL
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- Four double bedroom detached bungalow
- Located within the popular Northgate neighbourhood
- Within walking distance of local bus routes and Tesco Extra Hazelwick
- Over 1400 sq.ft on living accommodation throughout
- Two reception rooms
- Generous size rear garden
- In/Out driveway with parking to the front for several vehicles
- Planning permission approved for single storey rear, side and front extensions with 3 side dormers and white render finish to existing external walls (CR/2025/0138/FUL)
- Council Tax Band 'E' and EPC 'C'

An extremely well presented and spacious, four double bedroom detached bungalow position on a generous size plot within a popular road in Northgate. Offered to the market with planning permission approved for a single storey rear, side and front extension with three side dormers and white render finish to existing external walls (CR/2025/0138/FUL), the property is already of sizeable accommodation offering approximately 1466 sq.ft.



Offering generous and versatile living accommodation, the property briefly comprises: entrance hall with understairs storage; bay fronted living room to the front with double French doors to the side; a double bedroom also overlooking the front of the property; two further double bedrooms; a modern family bathroom featuring a double walk-in shower, wash hand basin, low level W.C, panelled bath, plumbing and drainage for the washing machine and finished with fully tiled walls.

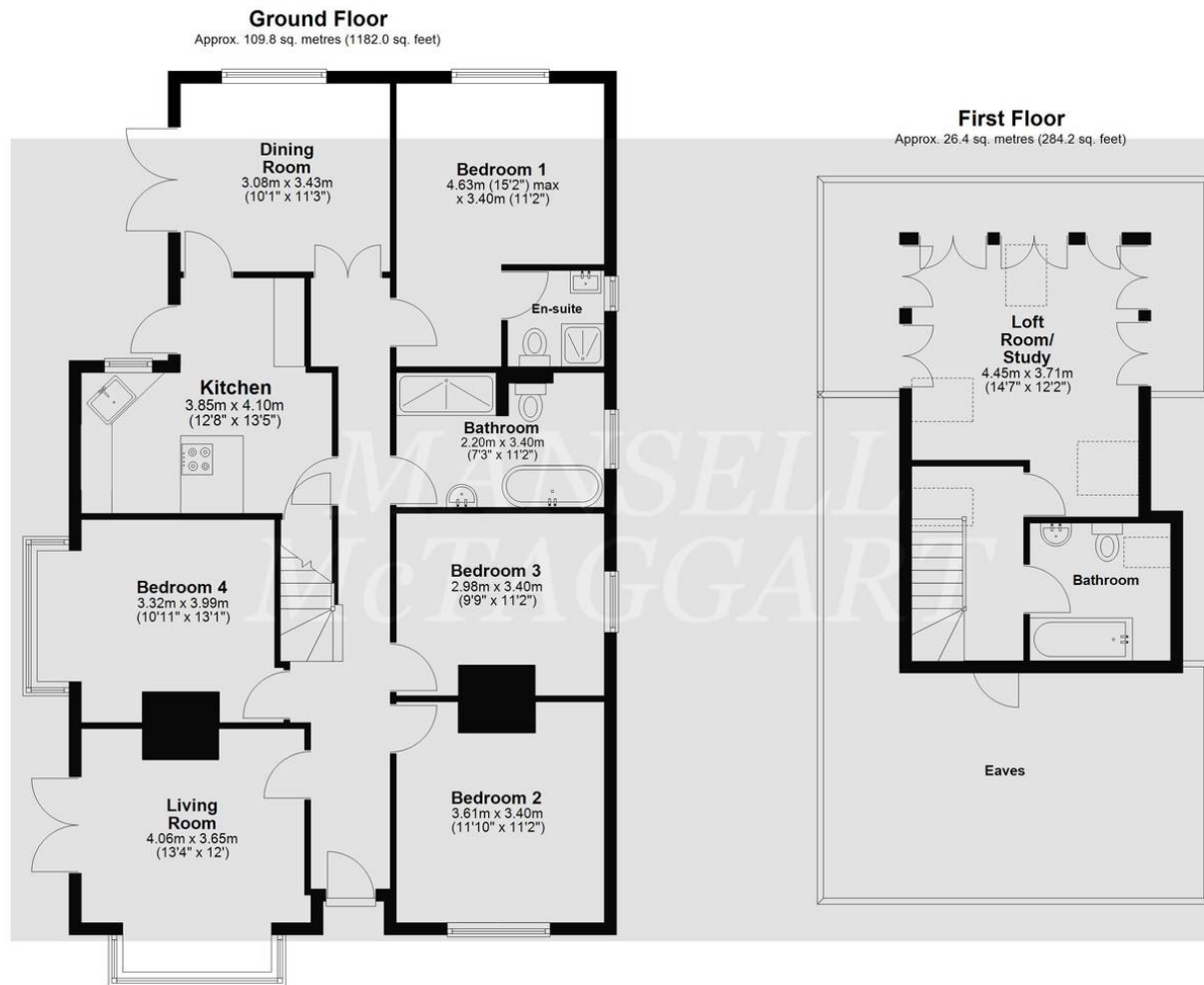


A fitted kitchen which can be accessed via both the entrance hall and dining room offering a range of wall and base units granite worksurfaces, integrated appliances including undercounter oven, electric hob and dishwasher, space for American style fridge/freezer and side door leading out to the rear garden. Located at the rear of the property is a generous size dining room with double French doors out to the rear garden; a spacious main bedroom complete with en-suite shower room. Upstairs features a generous size storage room currently being used as a study, bathroom facilities and plenty of eaves storage space.

To the front of the property is a gated In/Out block paved driveway with plenty of parking for several vehicles. Access down both sides of the property leads out to the rear garden flanked by wooden fencing and flower beds, features a patio area shed and the remainder laid to lawn.

In summary, this property offers an exciting opportunity for those wanting a generous property with plenty of potential to extend if they so wish and within a desirable location. To arrange a viewing or for further details, please do not hesitate to contact our dedicated team, who will be delighted to assist you in exploring this property further.





Total area: approx. 136.2 sq. metres (1466.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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