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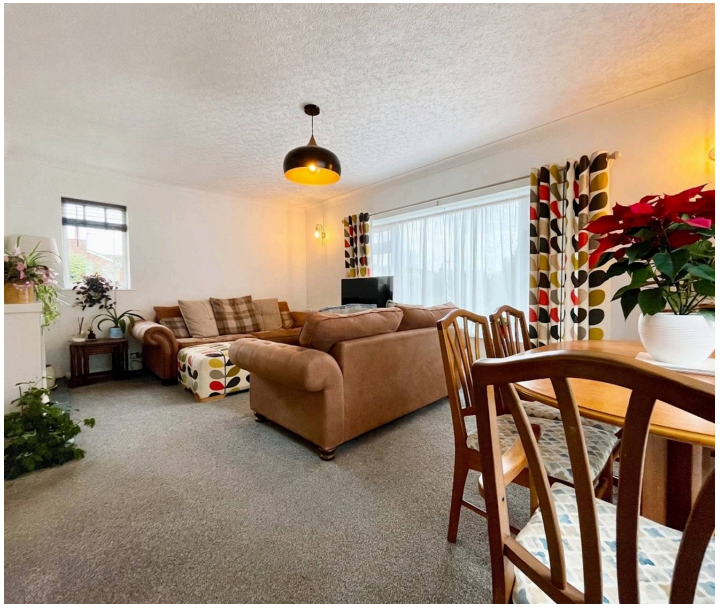
5 Station Lane, Cloughton

Guide Price £400,000







5 Station Lane

- THREE BEDROOM DETACHED BUNGALOW, SITUATED IN THE SOUGHT AFTER CLOUGHTON VILLAGE
- BEAUTIFUL LOCATION WITH OPEN FIELDS BEHIND AND SET ON AN ENVIABLE GENEROUS PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- GROUND FLOOR WC, SEPARATE BATHROOM AND MODERN KITCHEN
- GENEROUS CONSERVATORY/ SUN ROOM (WITH LOG BURNER, DINING ROOM AND LOUNGE)
- FIRST FLOOR LOFT/HOBBIES ROOM
- RECENTLY INSTALLED OWNED SOLAR PANELS WITH BATTERY STORAGE SYSTEM
- GAS HEATED AND DOUBLE GLAZED, MODERN GAS COMBI BOILER INSTALLED IN 2021
- DRIVEWAY AND GARAGE FOR AMPLE PARKING

We are delighted to present this appealing THREE BEDROOM detached BUNGALOW, situated in the sought after village of CLOUGHTON on an enviable generous plot with OPEN FIELDS behind.

Offering a versatile arrangement of accommodation, modern kitchen and bathroom facilities, and a generous conservatory/ sun room, this home combines comfortable living with a desirable village setting. The layout is well suited to a variety of buyers, including those seeking the convenience of bungalow living, with the added benefit of a first floor loft and hobbies room. At the heart of the home, the dining room and lounge provide distinct spaces for everyday living and entertaining. The lounge offers a welcoming setting in which to relax, while the separate dining room gives a further space for eating, home working or playroom.







The generous conservatory/ sun room adds further flexibility, with a log burner creating a cosy focal point and making this an inviting space to enjoy throughout the seasons. The modern kitchen provides a contemporary setting for preparing meals, complementing the practical arrangement of the living accommodation. Three bedrooms offer flexibility for family life, visiting guests or those who require a dedicated space for working from home. A modern bathroom serves the property, while a separate ground floor WC adds convenience for residents and visitors alike. Upstairs, the first floor loft and hobbies room provides a useful additional space that can be adapted to suit a range of interests and requirements, currently utilized as a bedroom space. Whether used for creative pursuits, hobbies or as a quiet retreat, it adds another dimension to the accommodation.

The property also benefits from gas heating and double glazing, with a modern gas combination boiler installed in 2021. Recently installed solar panels, which are owned and supported by a battery storage system, are a further feature of the home. A driveway and garage provide ample parking, adding to the practical appeal of this detached bungalow. Its position in Cloughton offers the opportunity to enjoy a sought after village location, with the accommodation providing a comfortable base for a range of lifestyles. From the separate reception rooms and generous sun room to the flexible bedrooms and first floor hobbies space, this is a home with plenty to offer those looking for both versatility and convenience. The combination of modern facilities, useful additional space and a desirable setting makes this an appealing property that deserves to be seen. Contact us to arrange a viewing and discover the potential of this delightful Cloughton bungalow for yourself.

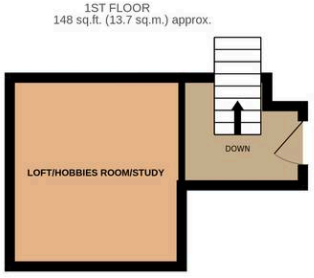
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance Hall

Breakfast Kitchen 14' 10" x 10' 6" (4.51m x 3.20m)

Lounge 18' 1" x 11' 9" (5.51m x 3.58m)

Utility 7' 0" x 5' 7" (2.14m x 1.70m)

WC

Bathroom 7' 11" x 7' 1" (2.41m x 2.15m)

Dining Room 10' 10" x 7' 11" (3.30m x 2.41m)

Conservatory 15' 1" x 11' 10" (4.61m x 3.60m)

Bedroom One 12' 6" x 11' 6" (3.82m x 3.50m)

Bedroom Two 13' 6" x 10' 0" (4.11m x 3.04m)

Bedroom Three 10' 6" x 7' 11" (3.20m x 2.41m)

Garage 16' 0" x 9' 8" (4.88m x 2.95m)

FIRST FLOOR

Loft/Hobbies Room/Study 10' 10" x 9' 11" (3.30m x 3.02m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.