

Smallgains Lane, Stock

CM4 9PR



CURTIS O'BOYLE

Sales & Lettings



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£450,000

Detached Studio Bungalow with Parking & Garden in Rural Setting – Outskirts of Stock.

Tucked away in a peaceful rural position on the outskirts of the ever-popular village of Stock, this charming detached bungalow offers a rare opportunity for those seeking a unique home with scope for further development (STPP).

Converted from a former garage, the property now offers well-designed, open-plan studio-style accommodation featuring a modern fitted kitchen, bright living/sleeping space, and a contemporary shower room. The layout is ideal for use as a home office, guest accommodation, or a compact primary residence with scope to extend into the attached workshop.

OUTSIDE Lawned garden to the rear, paved driveway to the front with right of access over neighbouring drive, timber sheds.

LIVING AREA/BEDROOM 16' x 11' 8" (4.88m x 3.56m) Entrance door to side aspect, double glazed window to front aspect, aircon unit, loft access, open plan to kitchen.

KITCHEN 7' 8" x 6' 11" (2.34m x 2.11m) Double glazed window to front aspect, smooth ceiling with inset downlighters, bespoke fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into solid worktops, integrated fridge/freezer.

SHOWER ROOM Shower cubicle, close coupled WC and vanity wash hand basin, heated towel rail.

WORKSHOP AND 'POSSIBLE' SEPARATE BEDROOM. 17' 7" x 9' 5" (5.36m x 2.87m) Attached to the rear offering scope to extend the accommodation further. Window to rear aspect, glazed door to side aspect.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

Approx. 44.5 sq. metres (478.7 sq. feet)



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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