

Seymours

10 Mount Pleasant Close
Lightwater, Surrey, GU18 5TP

£600,000 Guide Price



Property details

- 3 bedrooms
- 1 baths
- EPC Rating C
- 1069 sq. ft

Situated in a sought-after Lightwater, Village this spacious three-bedroom detached bungalow offers versatile accommodation approaching 1,070 sq ft, a generous and established rear garden, ample driveway parking and a detached garage. The property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own requirements.

Occupying a pleasant position within this established residential setting, the property offers well-proportioned accommodation arranged entirely over one level, making it particularly appealing to those seeking the convenience of single-storey living. With three bedrooms, a spacious living room, kitchen, separate utility room and a generous garden, the bungalow provides an excellent balance of internal and external space, together with considerable scope for further improvement.

Upon entering the property, a central hallway provides access to the principal accommodation. The living room is a particularly welcoming space, enjoying a large front-facing bay window which allows plenty of natural light to fill the room. A feature fireplace provides an attractive focal point, whilst the generous proportions offer ample space for comfortable seating and additional furniture, creating an inviting environment for both everyday living and entertaining.

The kitchen is fitted with an extensive range of traditional wood-fronted wall and base units, providing excellent storage alongside generous worktop space. Integrated cooking appliances include a double oven and gas hob, whilst a large window allows natural light into the room. The kitchen also provides sufficient space for a breakfast table, making it a practical and sociable area for everyday use. Adjoining the kitchen is a separate utility room, offering valuable additional space for laundry appliances, storage and household essentials, with direct access to the outside.

The bedroom accommodation is arranged towards the rear of the property, with the principal bedroom being a particularly generous double room. This spacious bedroom benefits from an extensive range of fitted wardrobes and overhead storage, whilst glazed doors opening directly onto the rear garden provide an attractive outlook and a lovely connection with the outside space.

The second bedroom is another well-proportioned double room, featuring a comprehensive range of fitted wardrobes and enjoying plenty of natural light through its window. The third bedroom provides additional flexibility and could comfortably serve as a single bedroom, guest room, home office or hobby room, depending on individual requirements.

Completing the internal accommodation is a generously sized shower room, which has been adapted to incorporate a spacious level-access shower area, together with a wash hand basin, WC and heated towel rail.

Outside, the property is complemented by a particularly attractive and generously proportioned rear garden, offering an excellent degree of space for outdoor enjoyment. Predominantly laid to lawn, the garden features a variety of mature shrubs, established planting and trees, creating a pleasant and colourful setting throughout the changing seasons.

A substantial raised patio provides an ideal space for outdoor dining, summer entertaining or simply relaxing whilst enjoying the garden. A timber pergola adds further character, whilst a greenhouse and additional garden areas offer plenty of opportunities for those with an interest in gardening. The overall size and arrangement of the garden also provide exciting potential for further landscaping or enhancement.

To the front, the bungalow is approached via a generous driveway providing ample off-road parking and leading to a detached garage, which offers valuable additional parking or storage facilities. The front garden has been thoughtfully arranged for ease of maintenance, with decorative stone, established shrubs and a pathway leading to the entrance.

Mount Pleasant Close is conveniently situated within the highly regarded village of Lightwater, which offers an excellent selection of local amenities, independent shops, cafés and everyday conveniences. The village is particularly popular for its welcoming community atmosphere and proximity to Lightwater Country Park, where residents can enjoy extensive woodland walks, open green spaces and outdoor recreational opportunities.

The surrounding area is well served by a selection of schools, whilst the nearby towns of Camberley, Woking and Guildford offer more extensive shopping, dining and leisure facilities. For commuters, the property is conveniently positioned for access to the M3 motorway, providing connections to the M25, London and the wider motorway network.



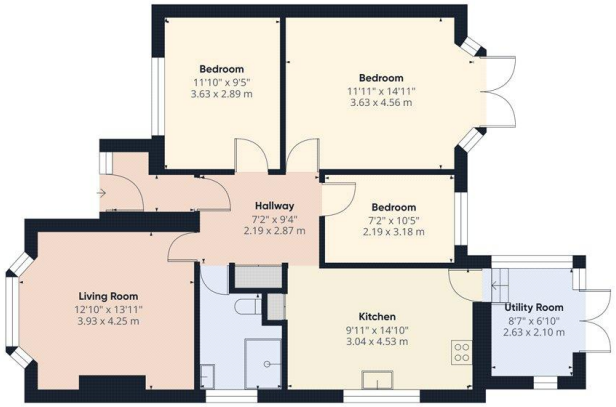








Floorplan



Ground Building 1



Ground Building 2

Approximate total area(1)

1069 ft²

99.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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