



27, Hopyard Lane  
Gornal Wood, DY3 2XD

**Taylors**

27 Hopyard Lane  
Gornal Wood  
Offers in Region of  
£474,950

*\*DETACHED\**  
*\*BUNGALOW\**  
*\*CONSERVATORY\**

▪ ROOM DIMENSIONS

Entrance Porch  
Snug 11'1" x 10'8"

Imposing Hallway with Airing & Cloaks cupboard  
Lounge 16'9" into bay x 14'0"

Conservatory 23'0" max x 11'8" max (not square)

Breakfast kitchen 13'2" x 11'0" with range of integrated appliances

Main bedroom 17'5" into bay x 14'1" max with range of fitted wardrobes

Bedroom 12'5" x 11'0" with range of fitted wardrobes

Bathroom 9'7" max x 8'7" max

Rear Hall with 'Boiler Room'

Garage 16'9" x 9'8"

OUTSIDE

Impressive well established private rear garden with block paved patios mature rose and flower borders & beds, gated access to fore

Good sized driveway with garden to fore

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE

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Rare opportunity to acquire an impressive DETACHED BUNGALOW that occupies a generous plot in hugely popular cul de sac in Gornal Wood. Offering potential as well generous living space, this well presented property is gas centrally heated & UPVC double glazed as well as boasting; entrance porch, snug, imposing hallway with cloaks & airing cupboards, well appointed lounge, 23ft conservatory, breakfast kitchen with various integrated appliances, TWO DOUBLE BEDROOMS, bathroom, rear hall with "boiler" cupboard, garage, outstanding well established cottage style garden with delightful gardens with driveway to fore. Available with NO UPWARD CHAIN. EPC - D. Council Tax - E. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

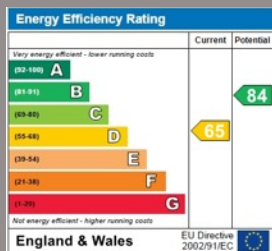
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Measurements are approximate. Not to scale. Modification permitted only.  
 Based on Ordnance Survey data.

MISREPRESENTATION ACT 1967

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