



Esentepe

Price £385,000

Built to an exceptional standard by the current owners, this bespoke 2/3-bedroom bungalow occupies a generous plot in the sought-after area of Esentepe. Designed for comfortable single-level living, the property offers spacious accommodation, quality finishes, and excellent energy efficiency.

A double-fronted porch leads into a welcoming entrance hall, providing access to a bright living room, a well-equipped kitchen, separate storage/utility room, family bathroom, and a generous master bedroom with en-suite facilities. The adjoining dining room can easily be converted into a third bedroom, offering flexibility to suit a variety of lifestyles.

The home is equipped with underfloor heating and air conditioning throughout, ensuring year-round comfort, Kuzeymak solar water, 5.5kw solar panels with a backup battery system help reduce energy costs and provide added reliability.

Entrance Hall

68'4"6"6" (20.85m²)

South Facing double door entrance with porch leading to lounge, bathroom and bedrooms.

Lounge

73'9"6"6" (22.5m²)

South & East Facing window aspects, sliding doors leading to covered terrace with retractable roof, air-conditioning unit.

Kitchen

49'2"6"6" (15.00m²)

North facing window aspect with garden door leading to covered terrace overlooking the pool area.

Fully fitted modern kitchen, composite granite worktop, fridge freezer, oven, hob, extractor & washing machine.

Dining Area

38'4"6"6" (11.70m²)

North & South facing window aspects, air-conditioning unit.

Can be converted into 3rd Bedroom.

Utility/Storage Room

17'8"6"6" (5.40m²)

North facing window aspect, lots of cupboard space and worktops.

Master Bedroom with En-Suite

91'4"6"6" (27.85m²)

North & East facing window aspects with sliding doors leading to covered terrace overlooking pool large fitted wardrobe & air-conditioning unit.

En-Suite: Large walk-in shower with large vanity basin and cupboards & mirror, toilet unit, wall heater.

Bedroom 2

69'4"6"6" (21.15m²)

South facing sliding doors leading to garden area, large fitted wardrobe, air-conditioning unit.

Family Bathroom


24'7"6"6" (7.50m²)

South facing window aspect, Large walk-in shower, vanity basin with lots of cupboard space, wall mounted mirror, toilet unit and heater.

Garden & Pool Area

3093'9"6"6" (943m²)

Large low maintenance garden with 10x5m swimming pool, pool house, large covered terrace with a jacuzzi/hot tub, driveway to accommodate 4 cars with a double carport, south facing covered terrace with retractable sunshade.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	