



# 28 Ashlawn Drive

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Ashlawn Drive is in a popular location on the outskirts of the town; within a short walking distance from local primary schools and convenient distance to the many amenities in the town centre and for anyone working at Pilgrim Hospital.

Whilst the bungalows along Ashlawn Drive all follow a similar floorplan, this three bedroom established bungalow was extended to the rear some years ago and so the master bedroom is now considerably larger than the original room would have been and has doors that open out onto the patio to the rear. This extra space allows room for a sofa or dining table for an older relative perhaps, or for someone working from home. In addition to this, there has been a laundry room added as an extension at the back of the garage that has plumbing for a washing machine as well as a sink unit and may be useful for a variety of reasons.

Whilst a little dated cosmetically, the property has been very well maintained over the years, benefitting from uPVC soffits and guttering and a modern gas fired boiler only fitted in December 2021 which is still covered by the manufacturer's warranty. An electric door has been added to the garage which has had the felt flat roof replaced with a modern fiberglass version.

Ideal for a single person, young family or a couple, the property is offered with no onward chain.





A uPVC door to the side opens into the:

**Kitchen-Diner 3.16m x 4.48m** – Having a uPVC window to the side, and spotlights to the ceiling. Kitchen units comprise an extensive range of worksurfaces with wooden fronted drawer and cupboard units at both base and eye level. Integral appliances include a double electric fan oven, hob with extractor fan over, dishwasher and refrigerator.

**Lounge-Diner 5.6m x 4.00m** – Has a uPVC window to the front aspect, two radiators, central ceiling light points and door to a front hallway with radiator, uPVC door to the front aspect and a storage cupboard with double sliding doors.

**Inner Hallway** – Has a radiator, loft access and doors arranged off to:





Bedroom One 5.78m x 3.40m – Has uPVC French door to the rear, uPVC window to the side and a radiator.

Bedroom Two 3.66m x 2.47m – Has a uPVC window to the rear, built-in wardrobes with hanging rails and shelving.

Bedroom Three 3.00m x 2.48m – Has a uPVC window to the side and a radiator.

Bathroom – Comprises a panel bath with shower unit and shower screen, vanity wash basin with cupboards beneath, radiator and an airing cupboard with hot water cylinder.

Separate Cloakroom - has a uPVC window to the side and houses a low level WC.

## Outside

The front of the property comprises a block paved driveway along the side and an attractive low maintenance front garden has also been block paved with shaped beds. The drive provides a generous amount of off road parking and leads to a:

Single Garage - Having an electrically operated remote control door, light and power points.

The rear garden is enclosed by fencing and is laid as patio making it very low maintenance in design. Raised brick borders are filled with established shrubs and there is a timber shed included within the sale. There is access along the side to the front of the property.

Laundry Room Extension – Has a window to the side, plumbing for a washing machine and a worktop with stainless steel sink unit inset as well as cupboard units beneath.

- EPC – D
- Council Tax Band B
- Freehold













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