



39 Ashlawn Drive

This three bedroom detached bungalow is situated in Ashlawn Drive, a popular residential location on the outskirts of the town which is within a short walking distance from local primary schools and convenient distance to the many amenities in the town, including the Pilgrim Hospital.

This particular design enjoys a spacious entrance hall and has accommodation to include three double bedrooms, together with the lounge, breakfast kitchen and cloakroom and shower room. Outside there are gardens to the front and rear, a generous driveway providing parking for several vehicles and a garage which features an electrically operated up/over door

For buyers working to a restrictive timescale, the property also has the added benefit of being offered with no onward chain.

- Spacious Three Bedroom Detached Bungalow
- Off-Road Parking, Garage With Electric Up/Over Door
- uPVC Double Glazing & Gas-Fired Central Heating
- Tenure: Freehold. EPC 'C 71'. Council Tax 'B'.
- Offered With No Onward Chain







Entrance via a uPVC obscure-glazed door into the **Entrance Hall** - Having sliding double doors to a built-in cloaks cupboard, access to the boarded loft with ladder and lighting; further doors lead off to:

Lounge 4.14m x 3.63m – The generous lounge has uPVC window overlooking the front garden and driveway, radiator and two wall lights.

Dining Kitchen 5.53m x 3.01m - The kitchen enjoys a double aspect with windows to the front and side. Fitted units comprise a range of cupboard and drawers to both base and eye level, with worksurfaces over having an inset stainless steel one-and-a-half bowl sink/drainers and mixer tap, four ring hob with extractor canopy over and eye level oven. Concealed gas-fired central heating boiler, spaces for washing machine, freezer and fridge.

Shower Room – uPVC window to the side. The shower room comprises a tiled shower cubicle, pedestal hand basin. Wall tiling as appropriate, radiator and airing cupboard housing the hot water cylinder and having slatted shelving.

Cloakroom/ WC – With uPVC obscured window to the side and low-profile close coupled WC.

Bedroom One 3.32m x 3.32m – Bedroom one is a generous double bedroom with uPVC window overlooking the rear garden. Radiator.

Bedroom Two 3.18m – 3.04m – Bedroom two (also a double bedroom) could also prove suitable as the master bedroom, with uPVC window overlooking the rear and featuring fitted wardrobes with sliding mirrored doors to one wall.

Bedroom Three 3.30m red. to 2.68m x 2.89m – A third double bedroom, bedroom three has window to the side aspect and radiator.

Outside

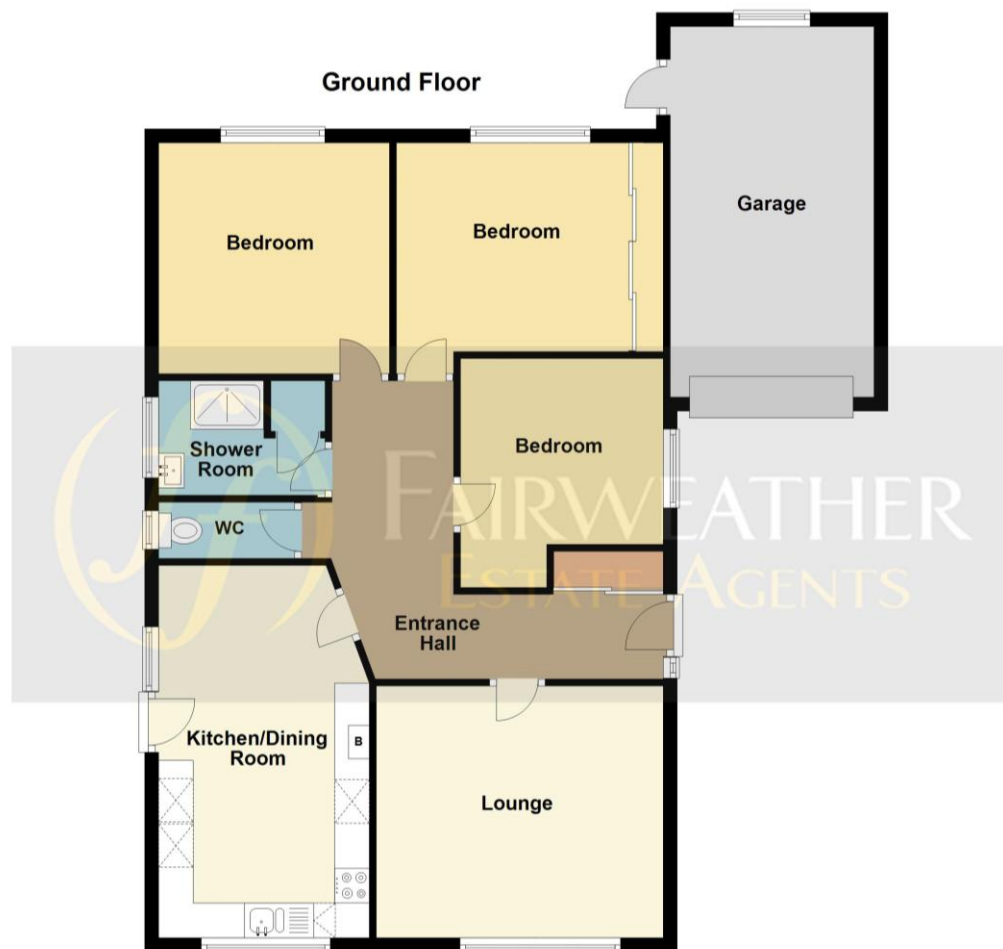
The property is approached over a generous driveway which provides parking for several vehicles and leads to the:

Garage 5.22m x 2.94m – With electrically operated up/over door, service door to the side, power and lighting.

The front garden has been principally laid to lawn with a shrub boarder and post and chain fencing. The rear garden combines a patio seating area with lawn, enclosed with timber fencing and enclosed by gates to the side of the property.







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