This delightful detached bungalow boasts an expansive plot, available with no upward chain and vacant possession. Fully equipped with uPVC double glazing, bespoke fitted blinds and gas central heating. and newly fitted central heating boiler and triple glazing windows to the front elevation. Inside, you'll find a hallway, an open plan lounge/diner, kitchen, refitted shower room, conservatory and three bedrooms.

The exterior offers a garage, gated entry leading to a low maintenance frontage and side. with recent erected fencing . Rail and ramp leads to the side entry providing easy access. The rear has dual access to either elevation and boasts a part-lawn and part-gravelled plot.

Conveniently located just outside the Town Centre, the property provides easy access to local amenities, including shops, schools, and a leisure centre. It also offers quick access to the A50, connecting to all major road networks. Viewings are by appointment only. To arrange a viewing, please contact ABODE Estate Agents.

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Hallway

With a composite side entry door leading into, utilities cupboard, central heating radiator, mains alarm system unit, smoke alarm, access to loft space via loft hatch, telephone point, airing cupboard, internal doors lead to:

Kitchen

With a UPVC double glazed window to the side elevation, UPVC double glazed frosted side entry door, central heating radiator, a range of built-in base and eye level storage cupboard and drawers with wood block effect roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring electric hob, extractor, oven and grill, space for freestanding and plumbing for undercounter white goods.

Lounge/Diner

With a UPVC double glazed bow window to the front elevation and 2x UPVC double glazed windows to front and side elevations, the focal point of the room being the electric fireplace with brick backing and tiled hearth, TV aerial point and two central heating radiators.

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator and a range of built-in fitted wardrobes with hanging rails and shelving.

Bedroom Two

With a UPVC double glazed window to the rear elevation, built-in wardrobes comprising of shelving and hanging rails, central heating radiator, UPVC double glazed door leading to:

Bedroom Three

With a UPVC double glazed window to the side elevation and central heating radiator.

Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin with mixer tap, walk in double shower cubicle with electric shower over, glass screen, handrails and seat, central heating radiator and shaving point.

Conservatory

With UPVC double glazed windows to rear side elevations, UPVC double glazed French doors leading to the rear garden, tile flooring throughout, central heating radiator and fitted blinds to ceiling and windows.

Hallway
3.05 x 0.85 m
10'0" x 2'9"

Kitchen
2.75 x 2.68 m
9'0" x 8'9"

Bathroom
1.96 x 2.70 m
6'5" x 8'10"

Bedroom
4.27 x 2.73 m
14'0" x 8'11"
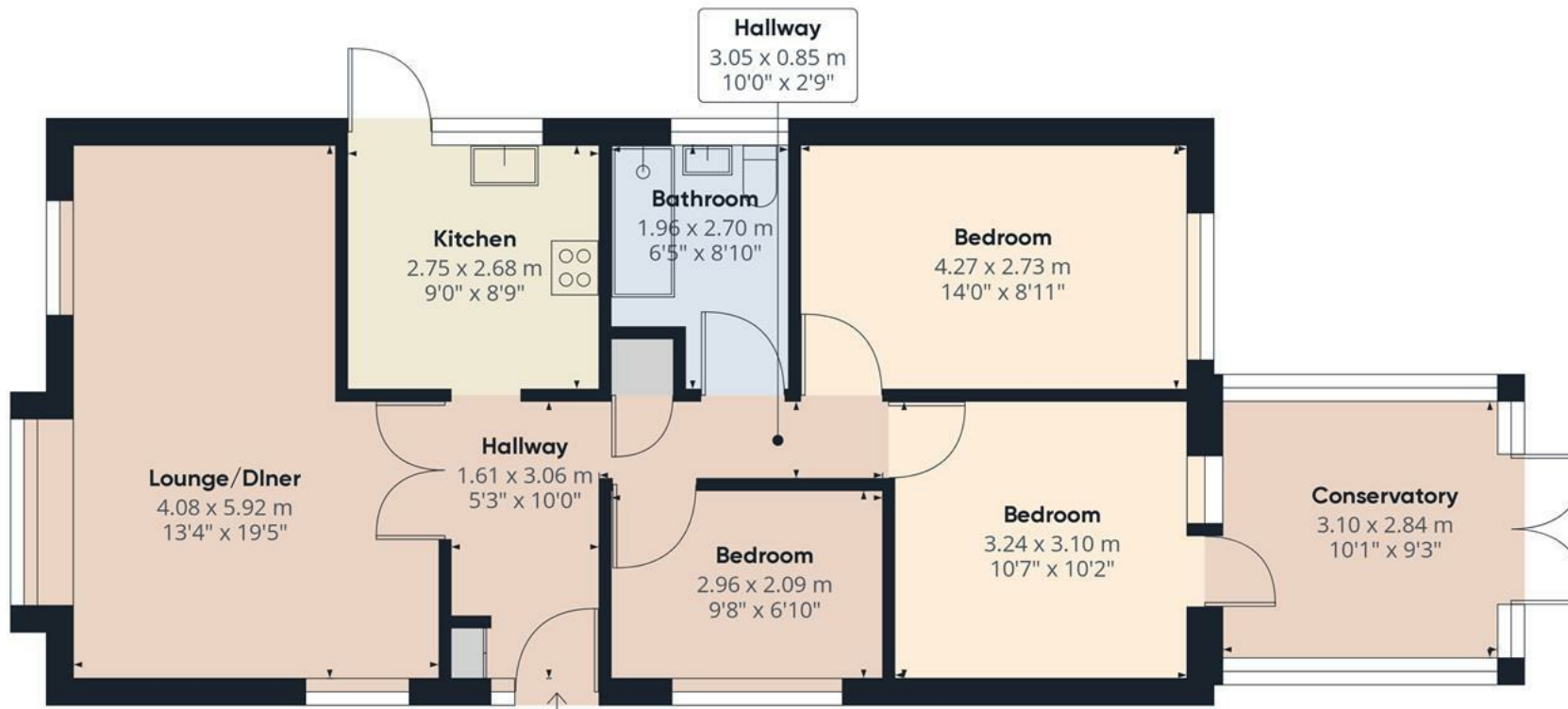
Approximate total area[1]

80.8 m²

869.72 ft²

Lounge/Diner
4.08 x 5.92 m
13'4" x 19'5"

Hallway
1.61 x 3.06 m
5'3" x 10'0"

Bedroom
2.96 x 2.09 m
9'8" x 6'10"

Bedroom
3.24 x 3.10 m
10'7" x 10'2"

Conservatory
3.10 x 2.84 m
10'1" x 9'3"
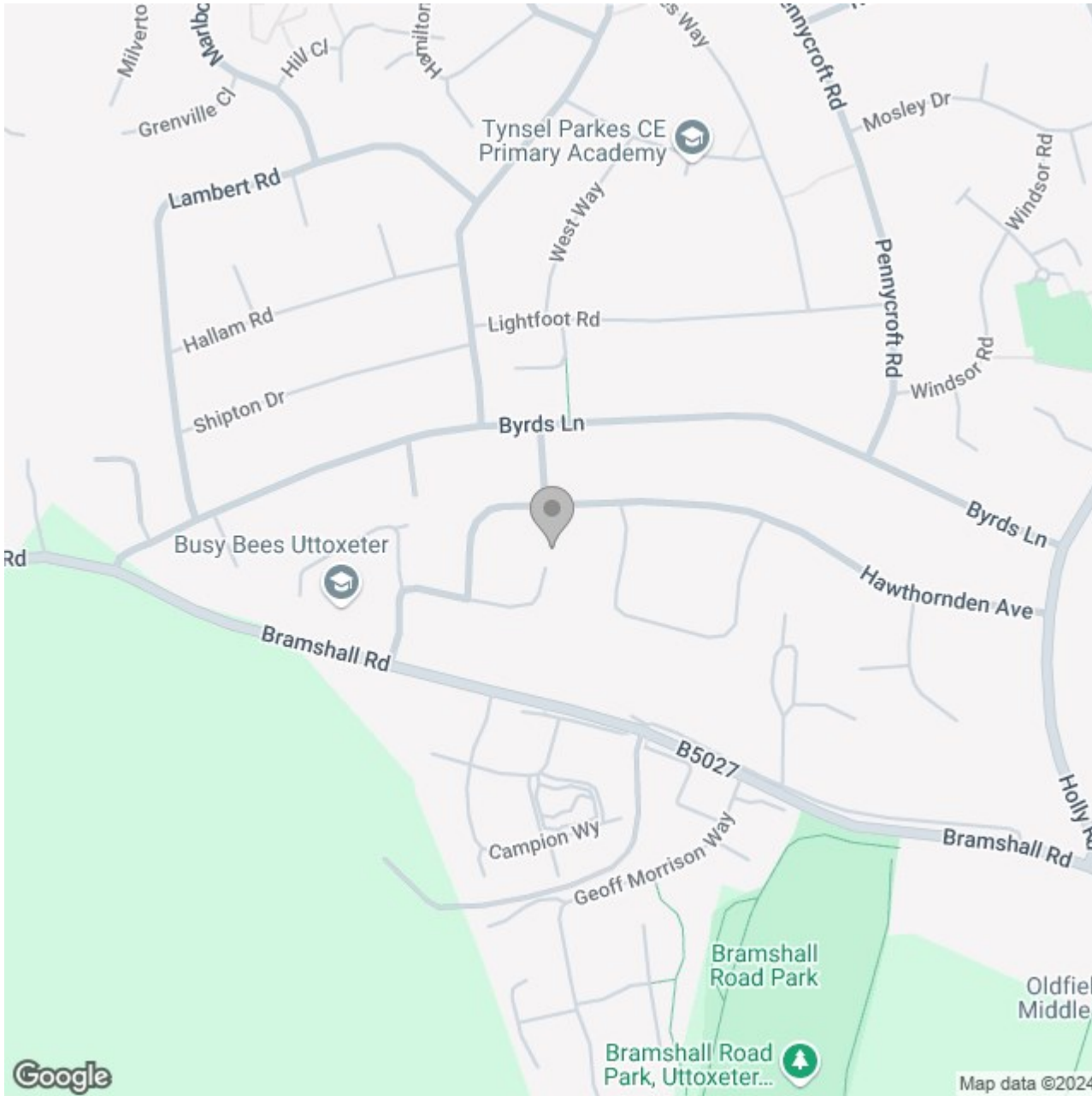
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(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) **A**			
(81-91) **B**			84
(69-80) **C**			
(55-68) **D**		61	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient - higher running costs			

England & Wales   EU Directive 2002/91/EC