







**FABULOUS BUNGALOW ON A CORNER PLOT IN EDENTHORPE WITH BEAUTIFUL NEW KITCHEN AND TWO SPACIOUS BEDROOMS.** This delightful property is located in a much sought after spot within DN3 and pleasantly presented throughout to provide a move in ready home. The bungalow offers plenty to purchasers and is available now with no upward chain. In brief it comprises of entrance hallway, living room, dining area, extended kitchen, two double bedrooms, shower room, large front garden, driveway, garage and small paved rear garden. **SUPERB HOME.**



#### **ENTRANCE HALL**

11' 1" x 3' 11" (3.40m x 1.20m) The bungalow is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, storage cupboard and provides further access to all living



accommodation.

### LIVING ROOM

12' 2" x 15' 10" (3.71m x 4.83m) Superb bright reception room enjoying views over the lovely front garden via the front facing double glazed window, radiator, coving to the ceiling, electric feature fireplace with a decorative surround.

### DINING AREA

12' 2" x 9' 0" (3.71m x 2.75m) Further reception space to the rear of the property with open access to the extended kitchen, radiator, storage cupboard and coving to the ceiling.

### KITCHEN

9' 7" x 7' 3" (2.94m x 2.23m) Beautiful new kitchen with a range of modern units at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, electric oven, plumbing for a washing machine, space for a fridge, partially tiled splash backs, radiator, serving arch, radiator, side facing double glazed frosted door to the garden and rear facing double glazed window.

### BEDROOM

11' 1" x 11' 11" (3.39m x 3.64m) Fantastic double bedroom with front facing double glazed window, radiator, coving and fitted wardrobes.

### BEDROOM

11' 1" x 9' 11" (3.39m x 3.04m) Further spacious double bedroom with rear facing double glazed window, radiator, double wardrobes with over bed storage cupboards and coving.











### **SHOWER ROOM**

7' 8" x 6' 4" (2.35m x 1.94m) Nicely presented shower room with corner shower cubicle, low flush WC, wash hand basin within a vanity unit, tiled walls, coving, loft access point, extractor fan, radiator and side facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Beautiful corner plot with lawned area, shrub beds, mature bushes/tree, fence/wall enclosed and double gates leading to the driveway providing off street parking.



### **GARAGE**

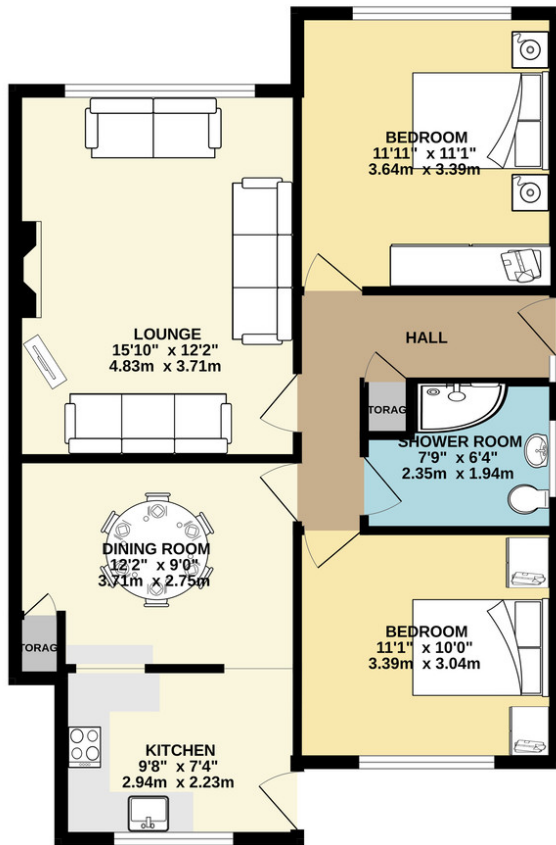
Single garage with up and over door.

### **REAR GARDEN**

Low maintenance rear paved garden with raised shrub/flower beds, fence enclosure and side access gate.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		