





LOVELY EXTENDED THREE BEDROOM DETACHED BUNGALOW POSITIONED ON A QUIET SOUGHT AFTER ESTATE WITHIN AUCKLEY IN DN9. This is sure to be a popular one with purchasers and offers deceptively spacious accommodation throughout. The bungalow has been extended to the rear and briefly comprises of entrance hallway, living/dining room, kitchen, three bedrooms, bathroom, driveway and a detached garage with electric door. GREAT BUY AND AVAILABLE WITH NO UPWARD CHAIN.



ENTRANCE HALL

3' 11" x 10' 10" (1.21m x 3.32m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator and loft access point.

LOUNGE/DINER

12' 0" x 26' 0" (3.66m max x 7.93m) Extended reception space ideal for entertaining with rear facing double glazed sliding doors to the garden, side facing double glazed window, coving to the ceiling, radiator, electric feature fire and a decorative surround.

KITCHEN

6' 10" x 12' 0" (2.10m x 3.67m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, double electric oven, plumbing for a washing machine, space for a fridge, partially tiled splash backs, rear facing double glazed window and rear facing double glazed door to the garden.

BEDROOM

13' 10" x 12' 8" (4.22m x 3.87m) Fantastic bedroom with fitted wardrobes, front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 6" x 11' 3" (3.52m x 3.43m) Further spacious double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

9' 9" x 11' 0" (2.98m x 3.37m) Positioned at the rear this bedroom has fitted storage cupboard, coving to the ceiling and rear facing double glazed window.

BATHROOM

8' 2" x 7' 1" (2.49m x 2.16m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with partially tiled splash backs, coving, radiator and side facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Pleasant front garden with wall enclosure, pebbled/shrub beds and off street parking available on the driveway.

GARAGE

Single detached garage with electric front door, also benefits from power points and lighting.

REAR GARDEN

Lawned garden, shrub beds, side access via the driveway and a paved patio.



NOTES

FREEHOLD PROPERTY

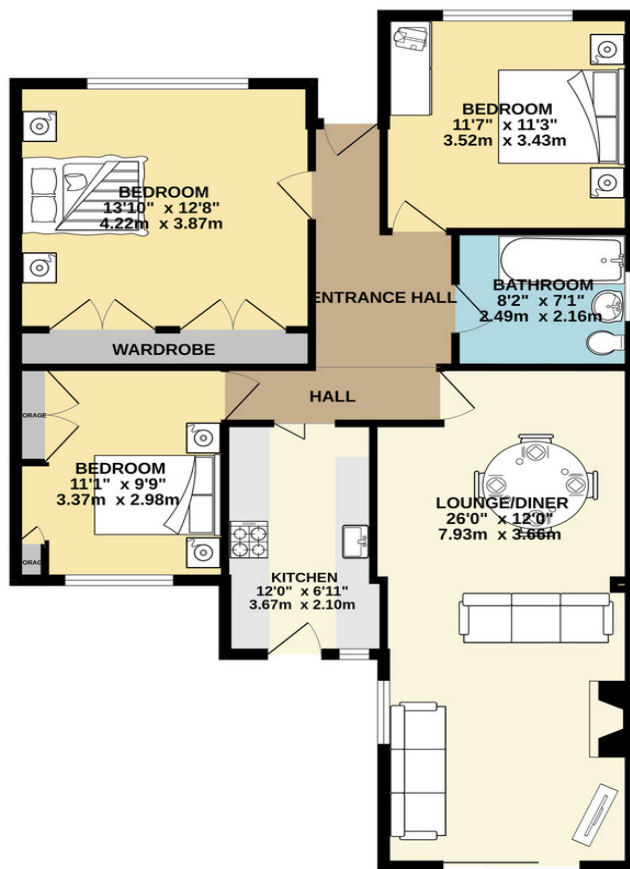
COUNCIL TAX BAND: C

CENTRAL HEATING SYSTEM: GAS FIRED

SERVICE HISTORY: APPROX 2023/2024

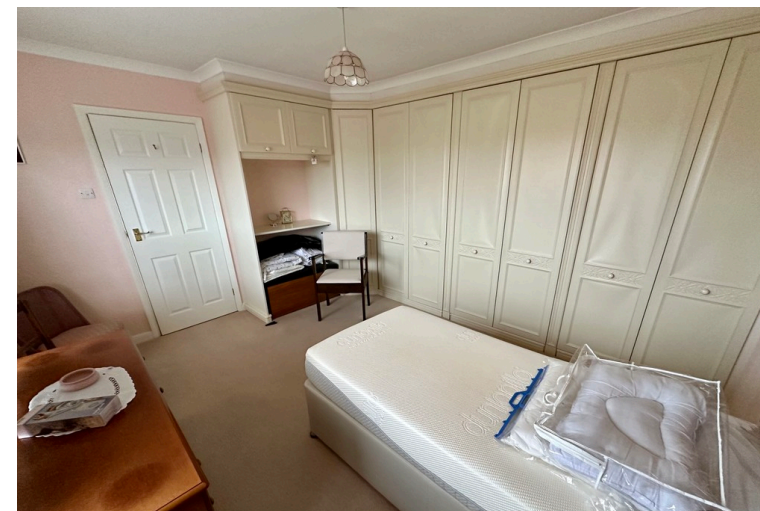


GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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 can be made.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		