





DELIGHTFUL LOCATION IN THE CORNER OF A CUL DE SAC WITHIN BLAXTON, THIS TWO BEDROOM BUNGALOW IS A GREAT BUY. This lovely home is deceptively spacious and is positioned in a great garden plot, with driveway and garage.

Pleasantly presented this property is highly recommended for a viewing. The semi-detached bungalow layout briefly comprises of entrance into the kitchen, living room, inner hallway, two spacious bedrooms, bathroom with three piece suite, front garden, off street parking on the driveway, rear garden and garage. **FANTASTIC PURCHASE IN DN9.**



ENTRANCE

Side facing door to the kitchen.

KITCHEN

7' 3" x 12' 10" (2.23m x 3.93m) Lovely size kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, freestanding cooker with electric hob, partially tiled walls, tiled flooring, wall mounted boiler unit, front facing double glazed window, side facing single glazed frosted window, side facing single glazed frosted door, coving to the ceiling and door to the lounge.

LOUNGE

11' 2" x 12' 9" (3.41m x 3.91m) Fabulous reception room suited to living/dining with front facing double glazed window, radiator, television point, storage cupboard and a door leading to the hallway.

INNER HALLWAY

5' 1" x 5' 11" (1.57m x 1.82m) Providing access to bedrooms/bathroom, loft access point and a storage cupboard.

BEDROOM

9' 3" x 8' 9" (2.84m x 2.69m) Lovely double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

12' 7" x 9' 8" (3.84m x 2.95m) Further spacious bedroom with rear facing double glazed window, radiator and coving.

BATHROOM

5' 5" x 6' 0" (1.66m x 1.83m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower attachment, shower curtain rail mounted above, partially tiled walls, radiator, coving and side facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Mainly laid to lawn front garden with open access to the driveway providing off street parking, fence to the side and bushes to the front of the garden.

GARAGE

Single garage.

REAR GARDEN

Private garden with central lawn, paved patio, fence partial enclosure, open access to the driveway and mature trees to the rear of the garden space.



NOTES:

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

**HEATING SYSTEM: GAS FIRED BOILER -
POTTERTON PROMAS 12SL**

LAST SERVICE: APRIL 2025

ELECTRICS: NOT CHECKED RECENTLY

SERVICES: MAINS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		