



The Carousels, Burton-on-Trent



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Guide price £160,000



## Key Features

- Modern Detached Bungalow
- Newly Refurbished
- New Upvc Double Glazing
- Gas Central Heating
- Driveway Providing Ample Parking
- Gardens Front & Rear
- EPC rating D
- Freehold





Situated at the head of this quiet cul de sac this detached bungalow has been recently refurbished throughout and benefits from new Upvc double glazing, newly installed gas fired central heating, re-fitted kitchen and bathroom and has the added benefit of immediate vacant possession. In brief the accommodation comprises: - entrance hall, good sized reception room, re-fitted kitchen and an inner lobby leads to two well proportioned bedrooms and re-fitted bathroom. Outside there are gardens to both front and rear and a driveway provides ample parking.

#### **Bedroom One** 3.88m x 3.09m (12'8" x 10'1")

having Upvc double glazed window to rear elevation, one central heating radiator.

#### **Bedroom Two** 3.22m x 2.60m (10'7" x 8'6")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### **Newly Fitted Bathroom**

having suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin low level wc, one central heating radiator and obscure Upvc double glazed window to side elevation.



#### **Accommodation In Detail**

Half obscure double glazed entrance door with obscure double glazed light to side leading to:

#### **Entrance Lobby**

having one central heating radiator and full height storage cupboard with sliding doors housing a newly fitted Glowworm condensing combi gas fired central heating boiler.

#### **Lounge/Diner** 3.08m x 5.16m (10'1" x 16'11")

having Upvc double glazed bow window to front elevation and one double central heating radiator.

#### **Re-Fitted Kitchen** 2.64m x 2.61m (8'8" x 8'7")

having a good range of newly fitted light grey base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, Upvc double glazed window and door to side elevation, one central heating radiator and plumbing for washing machine.

#### **Inner Hallway**

having thermostatic control for central heating, access to loft space via retractable ladder, fitted smoke alarm and large full height storage cupboard.

#### **Outside**

To the front of the property is a lawned fore garden with an adjacent driveway providing ample parking. To the rear is a pleasant enclosed garden screened by fencing and mainly laid to lawn.

#### **Services**

All mains services are believed to be connected to the property.

#### **Measurement**

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### **Tenure**

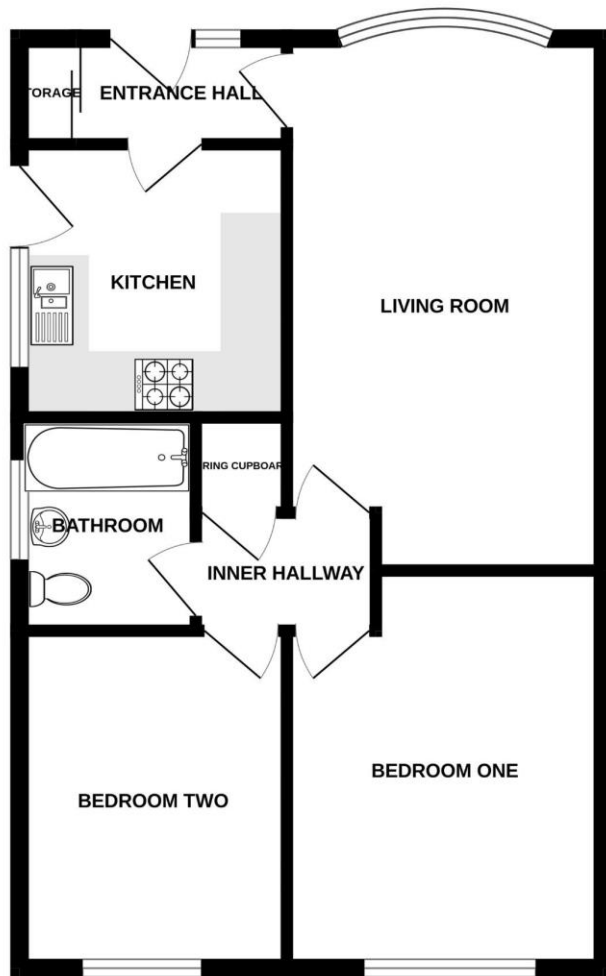
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### **Note**

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



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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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

