



20A Windmill View, Werrington, Werrington, ST9 0EA

Offers In The Region Of £215,000

- Detached bungalow
- Outdoor garden room
- Excellent opportunity for a first time buyer or those looking to downsize
- 1 bedroom
- Well presented
- NO CHAIN!
- Driveway and garden
- Council tax band B

20A Windmill View, Werrington ST9 0EA

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this deceptively spacious detached bungalow that presents an excellent opportunity for first-time buyers or those seeking to downsize. The property boasts an open plan reception room and hallway that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

With one generously sized bedroom, this home is designed for comfort and ease of living. The well-equipped kitchen and bathroom are both stylish and functional, ensuring that daily routines are a pleasure rather than a chore. The layout of the bungalow maximises space, providing a sense of openness that is often sought after in modern living.



Council Tax Band: B



Sitting Room / Entrance

17'8" x 12'2"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed French doors to the side, radiator, hard flooring to the hall area, carpet to the sitting area.

Kitchen / Diner

13'2" x 9'7"

UPVC double glazed window to the frontage, units to the base and eye level, ceramic hob, Smeg electric fan assisted double oven, Capel extractor hood, ceramic sink and drainer, chrome, mixer tap, integral Smeg slimline dishwasher, integral washer dryer, tiled floor, space for table and chairs, radiator.

Bedroom

17'8" x 8'3"

UPVC double glazed window to the side aspect, radiator, loft hatch.

Bathroom

9'6" x 7'2"

UPVC double glazed window to the side aspect panel, inset bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, separate shower enclosure, chrome fittings, chrome ladder radiator, fully tiled, tiled floor.

Loft

Part boarded, pull-down-ladder, light, housing the Main gas fired combi boiler.

Externally

To the frontage, gravel driveway.

Externally to the side, decked area, gravelled area, mature trees, timber garden room.

Garden Room

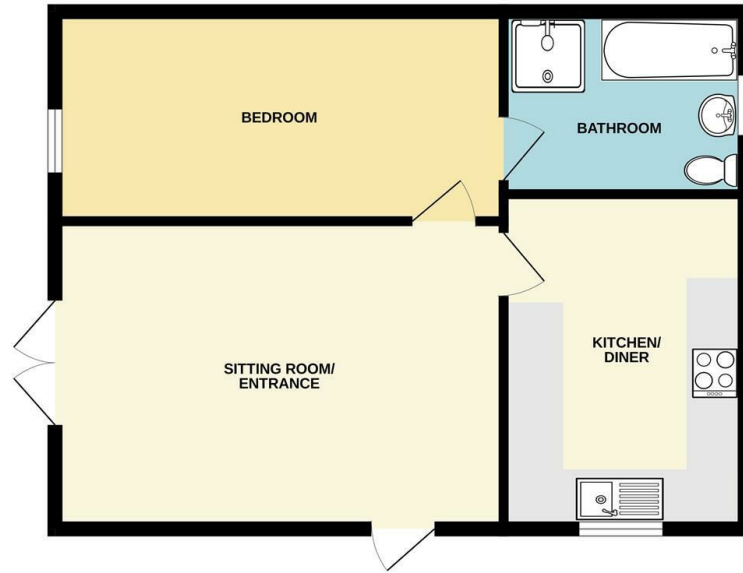
8'1" x 5'10"

Timber construction, wood glazed French doors with sidelight windows to the frontage.

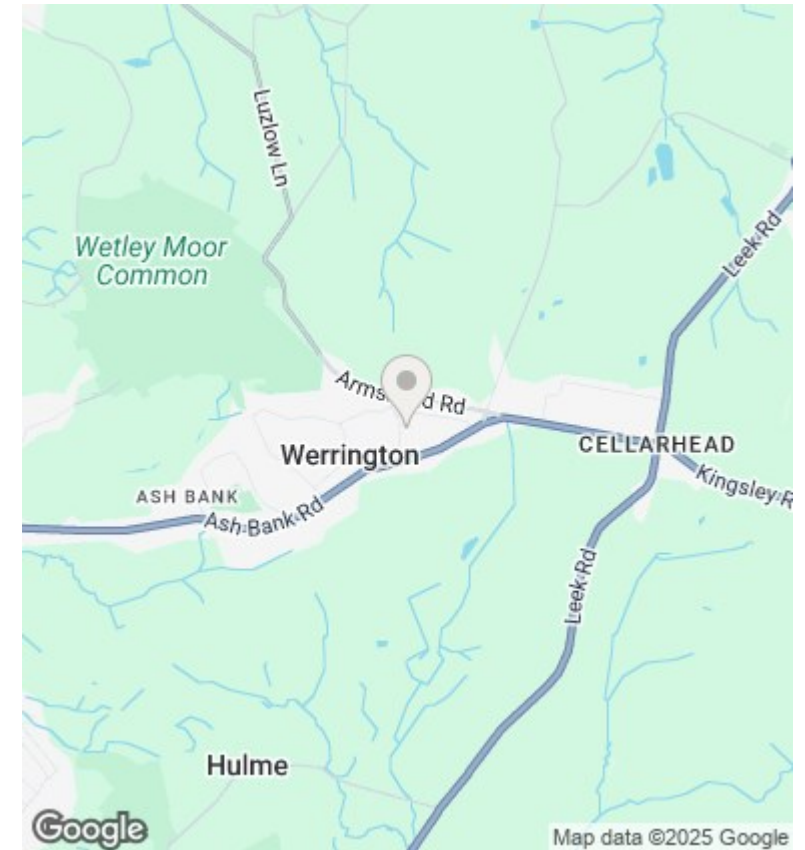




GROUND FLOOR



While 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		