



Profiles Estate Agents

1 Rufford Close

, Burbage, LE10 2JF

Offers In The Region Of £450,000



An extended, impressive, 3 bedroom dormer family detached bungalow, occupying a secluded larger than average corner position in a popular and sought after cul de sac location. The bungalow has been maintained to the highest standard and offers many unique features. Additional benefits of gas central heating (combination boiler), PVCu double glazing, 2 reception rooms, spacious modern fitted breakfast kitchen, victorian conservatory (with feature wood burner), utility room, workshop with office/snug, detached garage, drive with parking for several cars, addition secure parking side driveway, private picturesque rear garden with bar etc.

Ideally located close to local amenities, whilst being accessible for commuting to all major road links, such as the M69, M6, M1 and A5.

VIEWING ESSENTIAL.



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Fully enclosed porch. 3'3" x 2'3". (1.00 x 0.71.)
Leaded twin PVCU double glazed doors and adjacent PVCu double glazed window.

Reception hall. 22'11" x 12'6". (7.01 x 3.83.)
Laminate floor, staircase to the first floor with spindle balustrade, half landing with PVCu double glazed window, understairs cupboard, radiator, coving and,3 wall light points,

Bedroom 1 (front). 15'8" (into bay) x 13'2" (max). (4.79 (into bay) x 4.02 (max).)
PVCu double glazed bay window, side window, radiators, coving and fitted twin wardrobes with wall cupboards.

Attractive lounge (front). 14'3" (into bay) x 19'4". (4.36 (into bay) x 5.91.)
Feature beam, 4 wall light points, PVCu double glazed window, radiator and PVCu double glazed bay window.

Luxury bathroom (side). 9'6" x 9'3". (2.90 x 2.82.)
Suite in white, with oval bath with stand alone mixer shower, corner shower cubicle with mixer shower, wash hand basin, low flush wc, ladder style radiator, laminate floor and obscure PVCu double glazed side windows.

Dining room (rear). 15'5" x 8'10". (4.70 x 2.70.)
Twin PVCu double glazed french doors, adjacent PVCu double glazed side windows, PVCu double glazed bay window, coving, 4 wall light points and radiator.

Victorian conservatory (rear). 11'7" (max) x 9'4". (3.54 (max) x 2.86.)
Twin PVCu double glazed french doors, PVCu double glazed windows, multi pitched double glazed polycarbonate roof and feature wood burner.

Modern fitted spacious breakfast kitchen (rear). 18'3" x 12'7". (5.57 x 3.84.)
Attractive breakfast kitchen 'Shaker style' with feature porcelain sink, range of attractive abse and wall units (12 base and 5 wall), finished in soft cream with plinth lighting, central island with integral breakfast bar and base units, PVCu double glazed window, PVCu double glazed side windows, laminate floor, fitted range with 5 burner gas hob, dual gas ovens, warming plate, grill, fitted fridge/freezer and radiator.

Utility room (rear). 7'6" x 6'9". (2.30 x 2.06.)
PVCu double glazed door, PVCu double glazed window, stainless steel sink, 1 base, associated work surface,plumbing for a washing machine, fitted cupboard and a wall mounted fan assisted gas fired combination boiler (Main Eco Compact).

First floor landing. 6'1" x 5'2". (1.86 x 1.59.)

Bedroom 2 (front). 11'11" x 11'0". (3.64 x 3.37.)
PVCu double glazed window, fitted double wardrobe and radiator.

Bedroom 3 (front). 11'10" x 7'8". (3.62 x 2.36.)
Fitted twin double wardrobes / cupboards, radiator and PVCu double glazed window.

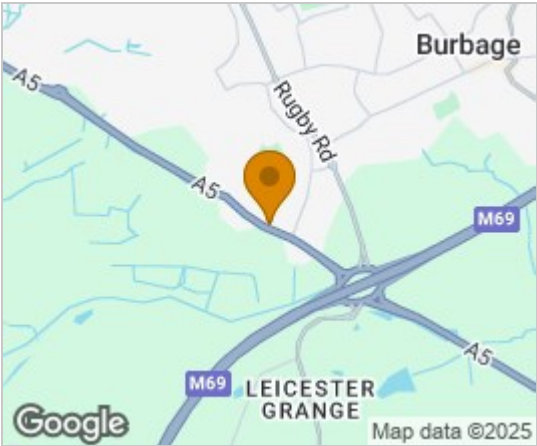
Outside.
Enclosed picturesque private rear garden, with established lawn, feature decking, paved patio and water tap.
Attractive front garden with parking for several cars.
Side gated driveway leading to secure parking.

Detached garage.

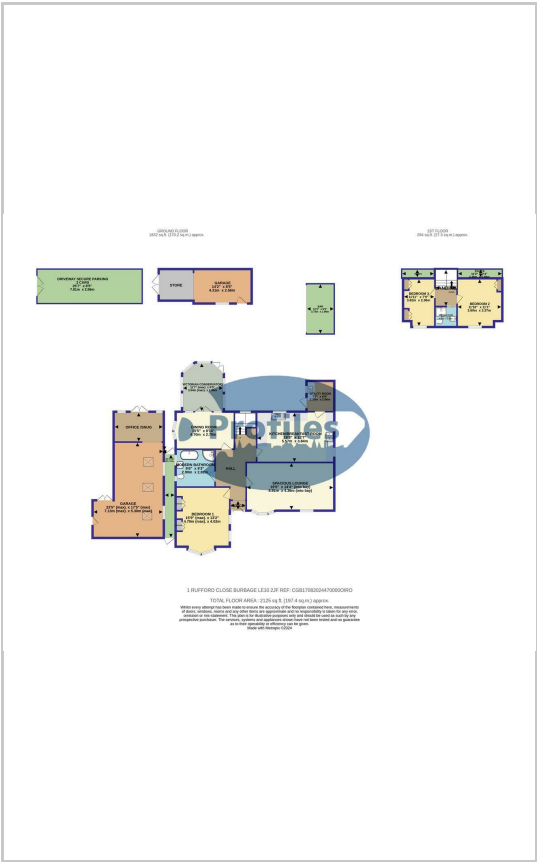
Workshop / garage. 23'4" (max) x 17'4"(max). (7.13 (max) x 5.30(max).)
PVCu double velux roof lights, obscure PVCu double glazed window and side doors.

Office /snug. 12'1" x 7'5". (3.70 x 2.28.)
Twin PVCu double glazed doors, PVCu double glazed window and laminate floor.

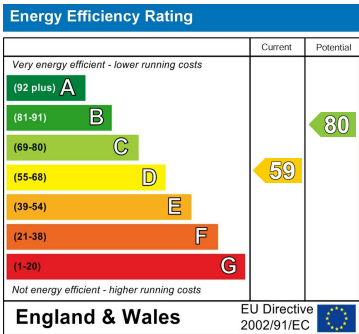
Area Map



Floor Plans



Energy Efficiency Graph



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