



1 Woodfield Road

, Burbage, LE10 2NJ

Offers In The Region Of £279,950



A spacious extended semi detached bungalow, occupying a larger than average corner commanding position, with gardens to the front, side and rear. The property has been tastefully extended to the side and rear together with a 2 car driveway and detached garage with adjoining walkin enclosed store.

The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, cavity wall insulation, extended breakfast kitchen, extended lounge / dining room, modern shower room, two good sized bedrooms and no chain.

Ideally located close to all local amenities, including local shops, schools for all ages and regular public transport services. The bungalow is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.
NO CHAIN.



Reception hall. 11'1" x 4'4". (3.40 x 1.33.)
Obscure PVCu double glazed door, adjacent PVCu double glazed window, radiator, roof void access and smoke alarm.

Bedroom 1 (front). 12'4" x 10'6". (3.76 x 3.21.)
PVCu double glazed window and radiator.

Bedroom 2 (front). 11'3" (into bay) x 10'11". (3.43 (into bay) x 3.33.)
Walkin PVCu double glazed bay window and radiator,

Modern shower room (side). Fully tiled. 7'7" x 5'0". (2.33 x 1.53.)
Suite in white, fitted walk in shower cubicle with mixer shower and side screen, low flush wc, wash hand basin in vanity with double base drawers finished in high gloss white, downlights to the ceiling, ceramic tiled floor, chrome ladder style radiator, and obscure PVCu double glazed side window,

Spacious lounge (side). 15'1" x 14'0". (4.61 x 4.29.)
Feature reconstituted stone fireplace with raised hearth and electric fire, radiator, smoke alarm, 2 wall light points and feature square archway.

Extended dining room (rear). 13'9" x 7'4". (4.20 x 2.26.)
Twin PVCu double glazed french doors with adjacent PVCu double glazed window, and double radiators.

Extended breakfast kitchen (side). 17'7" x 7'3". (5.36 x 2.22.)
Stainless steel sink unit, range of attractive base and wall units (9 base and 9 wall), associated work surfaces, plumbing for a washing machine, ceramic tiled floor, PVCu double glazed side window, PVCu double glazed rear window,PVCu double glazed rear door, downlights to the ceiling, ceramic wall tiling, split level gas hob, electric (fan assisted) oven and extractor hood.

Outside.
Low maintenance front garden.

Established side garden

Enclosed rear garden, thw 2 car driveway.

Detached garage. 14'4" x 7'9" (4.39 x 2.38)
Up and over door and rewa window. Side enclosed store (3.56 x 1.69).

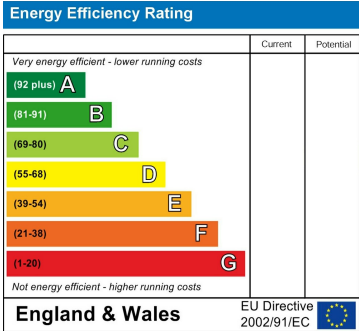
Area Map



Floor Plans



Energy Efficiency Graph



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