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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Main Road Smalley DE7 6EF , DE7 6EF
£325,000**



FEATURES:

- DETACHED DORMER BUNGALOW
- TWO BEDROOMS PLUS LOFT ROOM
- TWO RECEPTION ROOMS
- SHOWER ROOM
- NO UPWARD CHAIN
- SEPARATE WC
- OFF ROAD PARKING
- GARAGE
- VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION

COUNCIL TAX BAND: D EPC RATING: D

DETACHED DORMER BUNGALOW offered with **NO UPWARD CHAIN**, in a much sought after location in **SMALLEY**, having great potential to extend into the loft room. Two reception rooms, kitchen, WC, Two bedrooms with a further loft room and modern shower room and rear garden, **GARAGE**, **VIEWING IS ESSENTIAL**

Entrance Hallway
radiator, doors to lounge, kitchen, bedrooms and shower room.

Lounge
5.14 m x 3.58 m (16'10" x 11'9")
Two UPVC Double glazed windows to front and side aspect, feature fireplace, radiator, doors leading to dining area.

Dining area
4.13 m x 4.36 m (13'7" x 14'4")
Two UPVC double glazed windows to side aspect, radiator, wood flooring, door to kitchen.

Kitchen
5.45 m x 3.76 m (17'11" x 12'4")
Two UPVC double glazed windows to rear aspect, door to rear aspect, fitted kitchen comprising of base and wall units with roll top work surface, sink unit with drainer, space for fridge, integrated oven, hob and extractor above, tiled flooring, part tiled walls, radiator, door to WC and door to garage.

WC
UPVC double glazed window to side aspect, two piece suite comprising of WC hand wash basin.

Garage
Up and over door to the front, light and power connected.

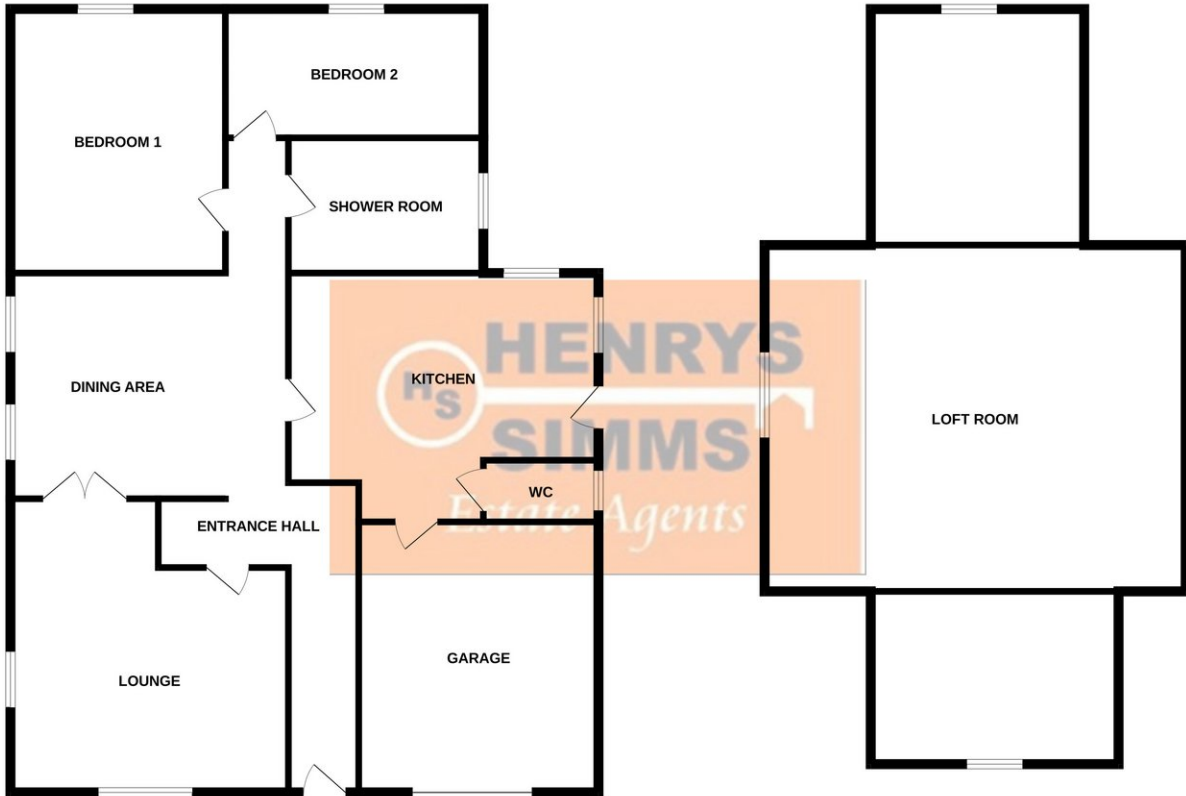
Bedroom
4.14 m x 3.04 m (13'7" x 10'0")
UPVC double glazed window to rear aspect, radiator, storage cupboards and over bed storage.

Bedroom
3.55 m x 2.71 m (11'8" x 8'11")
UPVC double glazed window to rear aspect, radiator.

Shower Room
UPVC double glazed window to side aspect, three piece suite comprising of double shower cubicle, hand wash basin set in a vanity unit below, WC, fully tiled walls, vinyl flooring, radiator.

Loft Room
UPVC double glazed window to side aspect, radiator.

Outside
To the front of the property is a lawned area, with mature trees and shrubs and driveway providing off street parking leading to a garage.
To the rear of the property is a paved area, with mature shrubs and borders, wooden garden shed and being enclosed via fencing and walls.



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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