

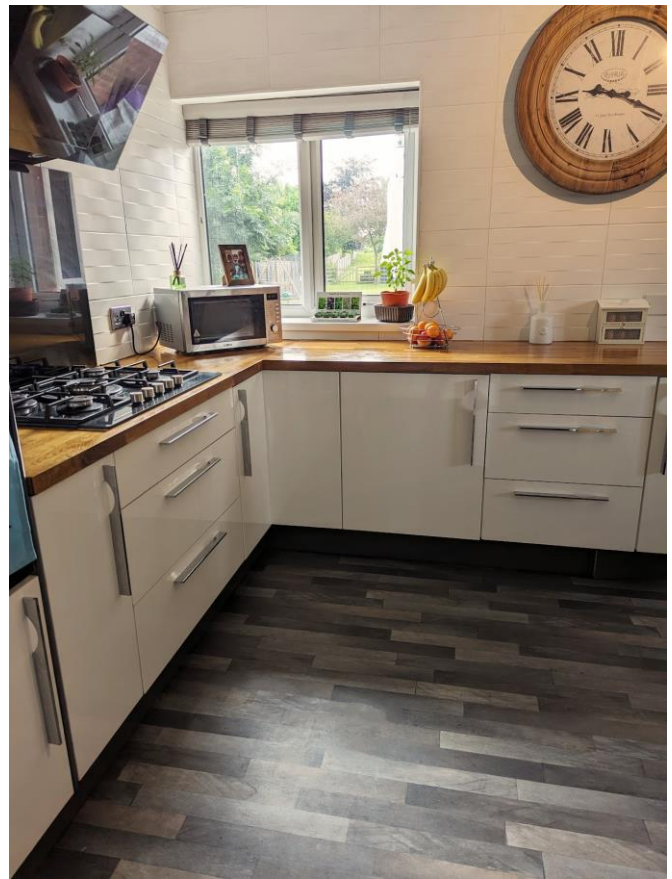


- 3 Bedroom Detached Bungalow
- Riverside Views
- Lounge, Dining Room & Conservatory
- 16ft3 Kitchen/Diner & Separate Utility Room

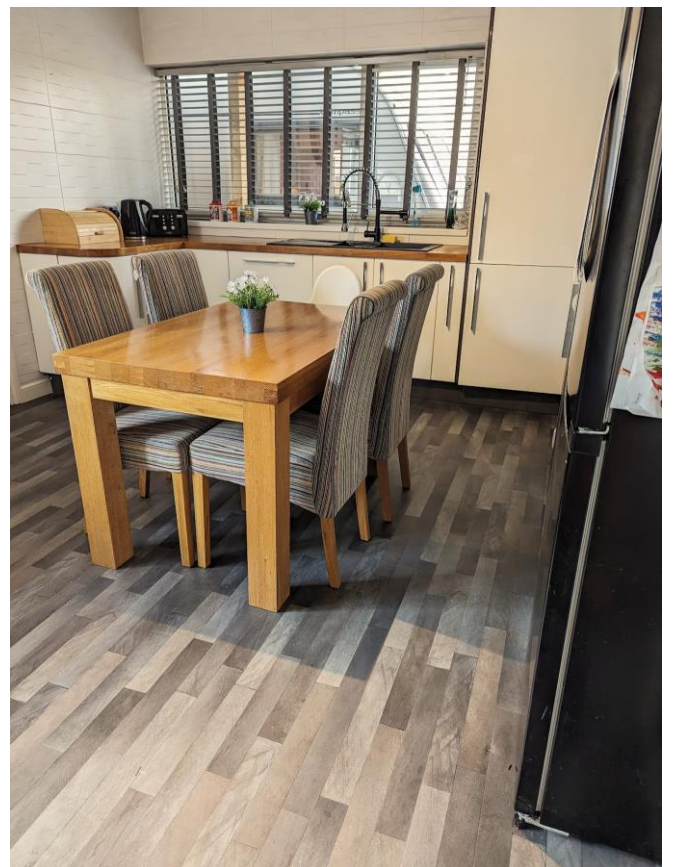
- Family Bathroom & Additional WC
- Fantastic Rear Gardens
- Double Garage
- Ample Off Street Parking

North Street, West Butterwick, DN17 3JW,  
£290,000





With uninterrupted views of the River Trent to the rear, this immaculately presented detached bungalow sits on an enviable size plot within the sought after village of West Butterwick. Outside the property has a double garage, ample off street parking for numerous vehicles to the front, extending round the side to the rear and a generously sized rear garden which is not overlooked from the rear aspect. The internal accommodation briefly comprises of an entrance hallway, lounge, kitchen/diner, dining room, conservatory, utility room, family bathroom, additional WC and 3 bedrooms. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.



### Entrance Hall

Having uPVC double glazed door to the front aspect, coved ceiling and radiator.

### Lounge

14' 5" x 13' 9" (4.39m x 4.19m)

Having uPVC double glazed windows to the front and side aspects, coved ceiling and radiator.

### Kitchen/Diner

16' 3" x 11' 9" (4.95m x 3.58m)

Having uPVC double glazed windows to the side and rear aspects, wall and base units with work surfaces over, built in oven, hob, microwave and extractor, built in dishwasher, space for fridge freezer and cupboard housing boiler (approximately 4 years old).

### Utility Room

8' 5" x 9' 3" (2.56m x 2.82m)

Having two uPVC double glazed windows to the side aspects, uPVC double glazed door to the side aspect and space for appliances.

### WC

Having low level WC, wash hand basin, radiator and uPVC double glazed window to the side aspect.

### Dining Room

12' 10" x 10' 2" (3.91m x 3.10m)

Having coved ceiling, radiator and doors leading to the conservatory.

### Conservatory

9' 9" x 12' 4" (2.97m x 3.76m)

Having uPVC double glazed windows surrounding, uPVC double glazed doors to the rear garden and radiator.

### Bedroom 1

12' 5" x 10' 9" (3.78m x 3.27m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and two built in cupboards.

### Bedroom 2

10' 7" x 11' 1" (3.22m x 3.38m)

Having uPVC double glazed windows to the side and rear aspects and radiator.

### Bedroom 3/Study

8' 6" x 4' 9" (2.59m x 1.45m)

Having uPVC double glazed window to the rear aspect and radiator.

### Bathroom

8' 5" x 6' 1" (2.56m x 1.85m)

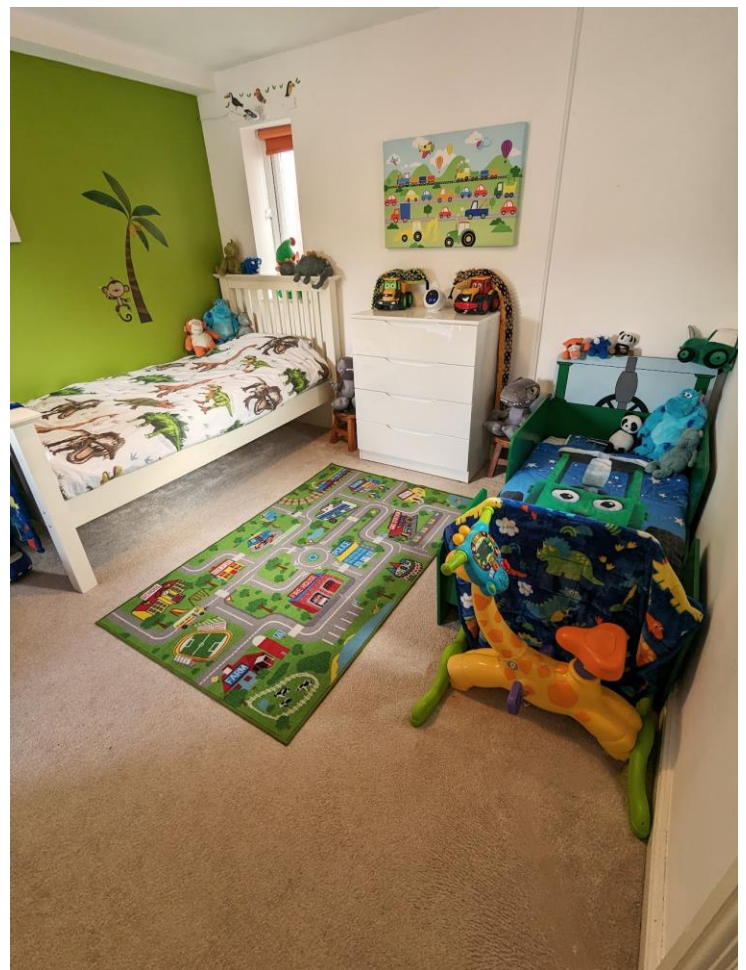
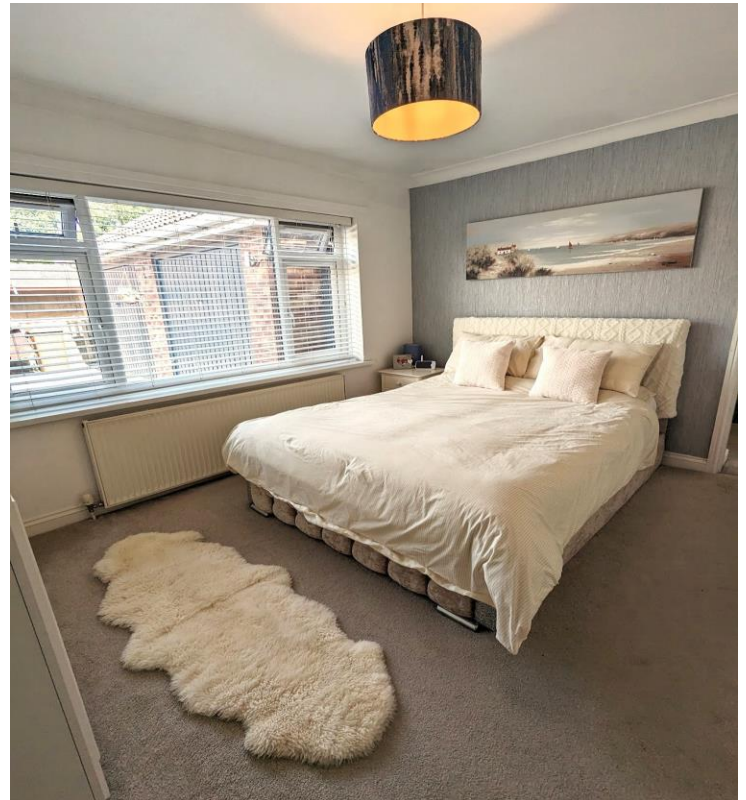
Having uPVC double glazed window to the rear aspect, storage cupboard, heated towel rail, wash hand basin, low level WC and panelled bath with shower over.

### Outside Front

Gated access provides entry to a good sized frontage with off street parking for numerous vehicles and access to a double garage.

### Outside Rear

The generously sized rear garden is not directly overlooked from the rear aspect and is sectioned into different areas which are mainly laid to lawn with a patio area and views of the River Trent.





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