



- Detached Dormer Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- 2 Shower Rooms
- New Boiler 2024
- Ample Off Street Parking
- Good Size Rear Garden
- Sought After Village Location

Wiltshire Avenue, Burton-Upon-Stather, DN15 9ER,
£270,000



Offered for sale in the sought after village of Burton Upon Stather is this spacious detached dormer bungalow on Wiltshire Avenue. The property boasts extremely versatile accommodation throughout briefly comprising of 4 bedrooms, 2 shower rooms, 2 reception rooms, kitchen and utility/breakfast room. The bungalow sits on an excellent plot with a fantastic amount of off street parking to the front and a spacious lawned garden to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance

Having composite front entrance door and radiator.

Entrance Hallway

Having stairs rising to the first floor and radiator.

Lounge

12' 6" x 18' 3" (3.81m x 5.56m)

Having uPVC double glazed window to the side aspect, uPVC double glazed sliding doors to the front aspect, coved ceiling, radiator and Cassette dual fire.

Dining Room

9' 4" x 12' 7" (2.84m x 3.83m)

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

Kitchen

7' 0" x 25' 6" (2.13m x 7.77m)

Having uPVC double glazed window to the front aspect, two radiators, sink and drainer unit and space/plumbing for white goods.

Breakfast Room

7' 0" x 10' 2" (2.13m x 3.10m)

A versatile room ideal for breakfast room, garden room or utility room. Having uPVC double glazed door to the side aspect, uPVC double glazed sliding doors to the rear aspect and radiator.

Inner Hallway

Having radiator and built in cupboard.

Bedroom 2

10' 10" x 13' 4" (3.30m x 4.06m)

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

Bedroom 3

10' 9" x 9' 9" (3.27m x 2.97m)

Having uPVC double glazed sliding doors to the rear aspect, radiator and coved ceiling.

Bedroom 4

7' 3" x 9' 2" (2.21m x 2.79m)

Having uPVC double glazed window to the side aspect, radiator and coved ceiling.

Shower Room

10' 10" x 5' 3" (3.30m x 1.60m)

Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin and WC set in vanity unit and heated towel rail.

First Floor Landing

Bedroom 1

14' 4" x 12' 9" (4.37m x 3.88m)

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

First Floor Shower Room

7' 7" x 5' 7" (2.31m x 1.70m)

Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin, WC and heated towel rail.

Loft Room

9' 3" x 14' 8" (2.82m x 4.47m)

Having gas central heating boiler.

Outside Front

Double gates open onto a gravelled area providing off street parking for numerous vehicles. There's also access down the side of the property to the rear garden.

Outside Rear

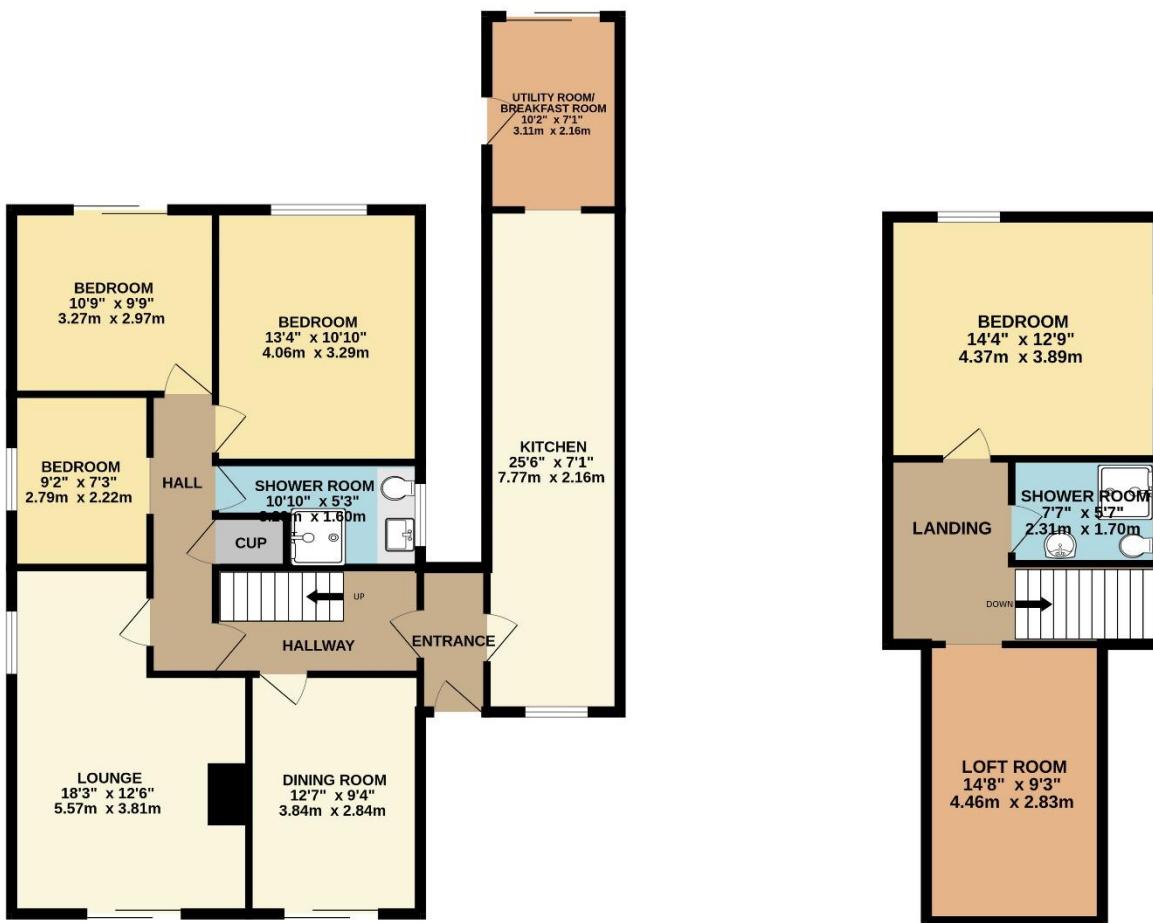
The rear garden is mainly laid to lawn with fenced perimeters and a paved area.





GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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