



**\* NO FORWARD CHAIN \* TWO BEDROOM DETACHED BUNGALOW \***

**\* LARGE PLOT APPROX 0.2 ACRE \* LARGE IN/OUT DRIVEWAY \***

**SPACIOUS RECEPTION ROOM \* MODERN SHOWER ROOM \***

**\* VERY SOUGHT AFTER LOCATION \* HUGE POTENTIAL TO EXTEND (STPP) \* CLOSE  
TO LOCAL SCHOOLS AND SHOPS \* VIEWING ADVISED \***



**7 Dene Close  
Wilmington, DA2 7ND**

**Guide Price £700,000 -  
£750,000**

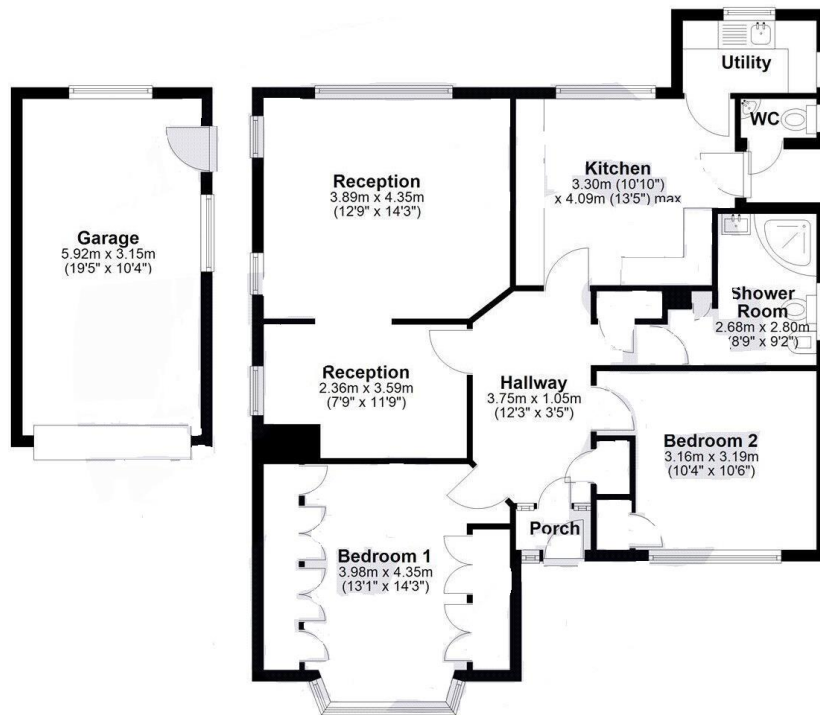
Positioned in the highly desirable Dene Close in the heart of Joydens Wood, this well-presented detached bungalow offers a rare opportunity to secure a home with exceptional promise. Set on a generous plot of approximately 0.2 acres, the property boasts a sweeping in-and-out driveway, ample off-road parking, and a garage to the side—perfect for those seeking both convenience and space. No forward chain...



**EPC RATING TBC**  
**COUNCIL TAX BAND F**

#### Floor Plan

Approx. 88.6 sq. metres (953.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

Please note this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.

We understand this property is Freehold.

#### VIEWING:

Via **Village Estates** on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm

#### SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.