





Nestled in a sought-after cul-de-sac, this extended three-bedroom bungalow offers a versatile layout and well-maintained interiors, making it an excellent opportunity for buyers seeking a move-in-ready home. Positioned within close proximity to Bramshall Road Park and the town centre, the property enjoys easy access to a wide range of amenities while benefiting from a peaceful residential setting. Available for sale with no upward chain.

The accommodation includes an enclosed porch leading to an L-shaped hallway, providing access to a spacious front-facing lounge with a feature fireplace and a bright bow window. The fitted kitchen, located at the rear, is well-equipped with ample storage, integrated appliances, and an adjoining dining area with French doors opening onto the garden. The property boasts three bedrooms, including an extended master bedroom with a dressing area and built-in wardrobes. A fully panelled shower room with a modern suite completes the internal layout.

Externally, the rear garden features a paved patio, well-stocked borders, and an additional seating area, creating a relaxing outdoor space. A tarmac driveway provides ample off-road parking and leads to the detached garage, with additional hardstanding for further parking. Early viewing is highly recommended to appreciate the space, condition, and excellent location of this delightful home.



  
**ABODE**  
 SALES & LETTINGS

## Porch

An enclosed porch with a glazed door opens into the L-shaped hallway, providing access to the loft and doors leading to the extended accommodation.

## Lounge

The comfortable lounge is positioned at the front of the home, featuring a focal living flame effect electric fire with a decorative surround. A wide bow window provides ample natural light, creating a welcoming and airy atmosphere.

## Kitchen

The fitted kitchen is located at the rear of the bungalow, offering a range of base and eye-level units with fitted work surfaces and an inset sink unit set below a side-facing window. The kitchen is equipped with an electric hob, an extractor hood above, and a double electric oven below. There is plumbing for both a dishwasher and a washing machine, with additional appliance space available. The tiled floor continues into the adjoining dining area.

## Dining Area

The separate dining area has French doors that provide direct access to the paved patio and rear garden, offering an ideal space for indoor-outdoor living and entertaining.

## Bedroom One

The extended master bedroom is located at the rear of the home, offering a pleasant outlook over the garden. It includes a separate dressing area with a built-in triple wardrobe featuring sliding doors.



## Bedroom Two

A comfortable second bedroom, positioned to the front of the property, offers a versatile space that could be used as a guest room or home office.

## Bedroom Three

The third bedroom is also a good size and could serve as a single bedroom or be used as a study or hobby room.







### Shower Room

The fully panelled shower room features a white suite, including a corner shower cubicle with a mixer shower over, providing modern facilities in a convenient space.

### Outside

#### Rear Garden

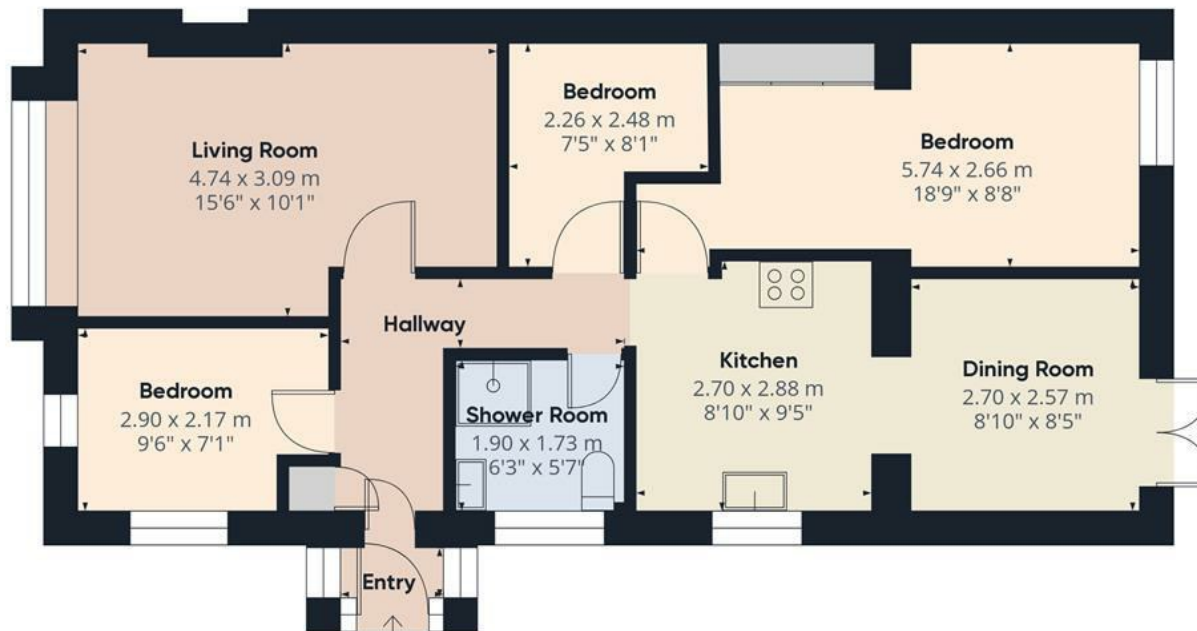
To the rear, a paved patio leads to a lawned garden with well-stocked beds and borders containing a variety of shrubs and plants. At the bottom of the garden, there is a further paved seating area, as well as space for a shed. The pavements extend to the side elevation, providing access to the front of the property.

#### Front Garden and Parking

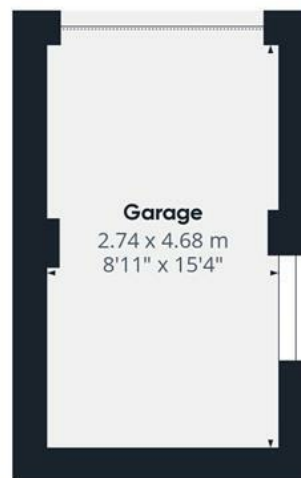
To the front, a tarmac driveway with brick edging offers off-road parking and provides access to the detached garage. Additionally, a further tarmac hardstanding area on the opposite side of the garage provides extra parking space.







Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

74.84 m<sup>2</sup>

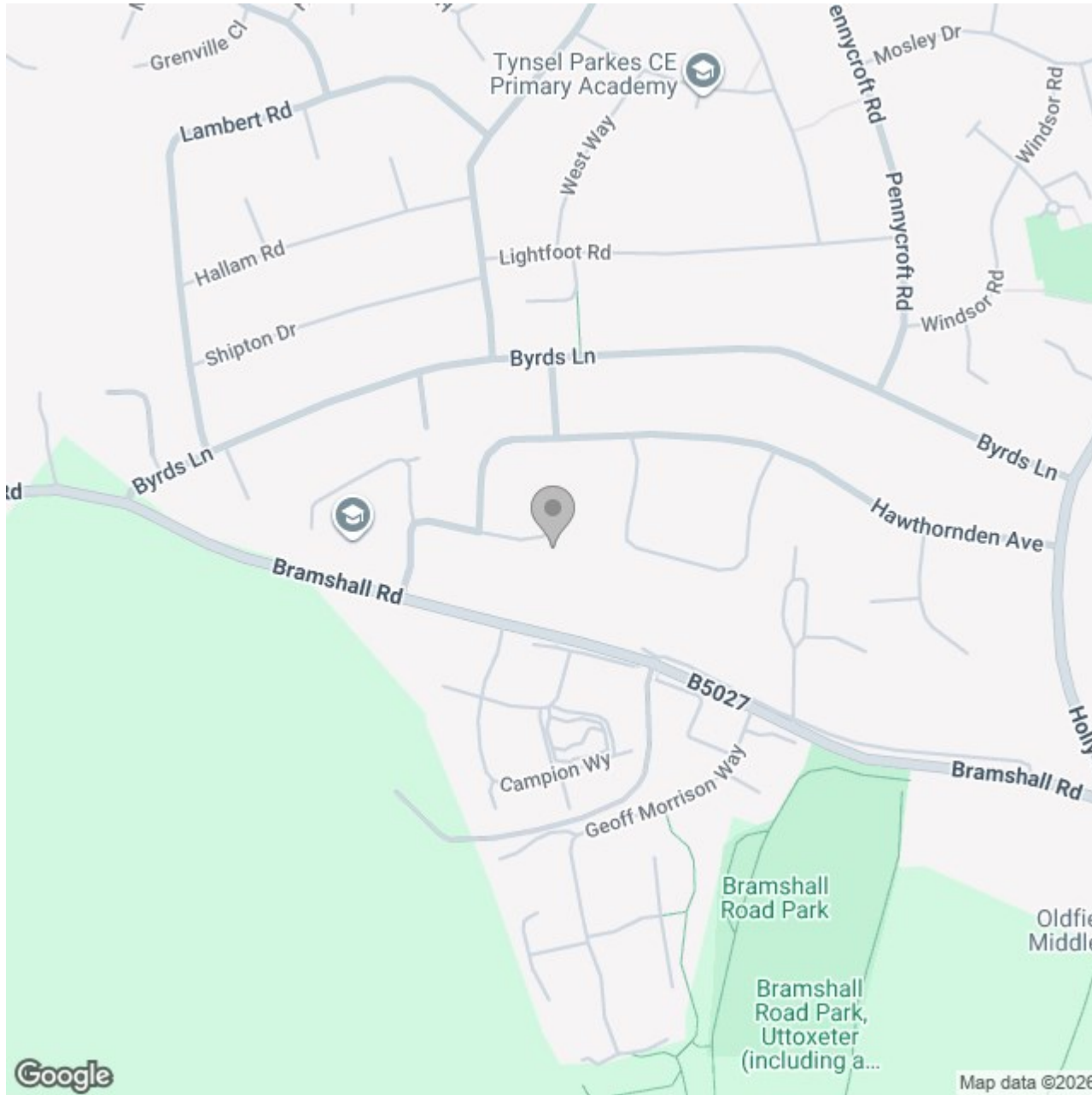
805.57 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>83</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>66</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |