





**GREAT OPPORTUNITY TO PURCHASE A LOVELY SEMI-DETACHED BUNGALOW IN EDENTHORPE THAT HAS BEEN EXTENDED TO THE REAR WITH A CONSERVATORY. This delightful home benefits from two spacious bedrooms, generous garden plot and should be viewed to be fully appreciated. This is now for sale with no upward chain, pleasantly presented throughout and briefly comprises of entrance hallway, lounge, kitchen, conservatory, two bedrooms, shower room, front garden, driveway, garage and rear garden. GREAT BUY IN DN3.**



#### **ENTRANCE HALL**

11' 1" x 3' 10" (3.39m x 1.18m) This beautiful bungalow is accessed via the side facing double glazed frosted door to the entrance hallway, radiator, alarm system, loft access point and access doors to all accommodation.

### LOUNGE

12' 1" x 15' 4" (3.70m x 4.69m) Spacious reception room at the front of the bungalow, with coal effect gas feature fire with decorative surround, front facing double glazed window, coving and a radiator.

### CONSERVATORY

11' 1" x 9' 9" (3.38m x 2.99m) Lovely addition to the property with views over the rear garden via the side/rear facing double glazed windows, radiator, ceiling fan, side facing double glazed door to the garden and internal door to bedroom one.

### KITCHEN

11' 1" x 9' 9" (3.38m x 2.99m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, electric double oven, space for a fridge, space for a freezer, plumbing for a washer, space for a dryer, boiler unit in matching cabinet, radiator, tiled walls and front facing double glazed window.

### BEDROOM

11' 1" x 11' 10" (3.39m x 3.62m) Fantastic double bedroom with rear facing double glazed window, double glazed door to the conservatory, radiator, coving, fitted wardrobes and door to the hallway.

### BEDROOM

12' 2" x 9' 5" (3.73m x 2.88m) Further spacious bedroom with rear facing double glazed window, radiator and coving to the ceiling.



### SHOWER ROOM

7' 9" x 6' 5" (2.37m x 1.97m) Walk-in shower area with glass divide, electric shower unit, low flush WC, wash hand basin, tiled walls, tiled flooring, heated towel radiator, storage cupboard and side facing double glazed frosted window.

### FRONT GARDEN

Lawned front garden with a mixture of bushes and a fence/wall enclosure.







### **DRIVEWAY**

Driveway leads to the side of the property towards the garage and provides off street parking.

### **GARAGE**

Single garage with double doors to the front.

### **REAR GARDEN**

Mainly laid to lawn, raised patio area with paved path, pebbled area, bushes, trees and open access to the driveway.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS CENTRAL HEATING  
SYSTEM - COMBINATION BOILER**

**INSTALLATION: APPROX 2021**

**LAST SERVICE: 2025 & SERVICE BOOKED FOR  
2026**

**SERVICES: MAINS**



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

