







DETACHED TWO-BEDROOM BUNGALOW | LARGE  
SOUTH-FACING PLOT | UPVC DOUBLE GLAZING | GAS  
CENTRAL HEATING | SECLUDED LOCATION

Occupying an impressive and private south facing plot of approximately 0.2 acres, this spacious detached two-bedroom bungalow is positioned at the end of Heath Cross Road in an exceptionally secluded setting. The property offers significant potential and must be viewed internally to fully appreciate the size and versatility of the accommodation.

Set within mature, well-established gardens backing onto nearby playing fields, the bungalow enjoys a high degree of privacy. Internally, the accommodation briefly comprises a reception hallway, generous living room, kitchen/diner, two double bedrooms, and a family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally, there is ample off-road parking to the front. Despite its tucked-away position, the property is conveniently located within easy reach of Uttoxeter.

The property is offered for sale with no upward chain and vacant possession.





## Porch

With a UPVC double glazed sliding entry door leading into, with adjoining UPVC double glazed units to front and side elevations, meter cupboard, internal door leads to:

## Kitchen/Diner

The kitchen is fitted with tiled flooring throughout and enjoys two UPVC double glazed windows to the front and side elevations. The layout includes accessible lower-level cupboards, storage drawers and drop-edge preparation work surfaces. Appliances include a four-ring electric hob with stainless steel extractor hood, oven and grill, and a stainless steel sink with drainer and mixer tap. There is plumbing and space for freestanding white goods, a central heating radiator, a pantry cupboard with shelving and storage, along with the electrical consumer unit and smoke alarm.

## Lounge

The lounge features a double glazed window to the side elevation and centres around a feature fireplace with stone surround and mantle. Additional highlights include a central heating radiator, TV aerial point, an automatic operated secure double glazed side entrance door and a set of double glazed bi-fold doors opening through to the conservatory.

## Hallway

The welcoming hallway features attractive parquet flooring throughout, complemented by a central heating radiator, telephone point, coving to the ceiling, thermostat and smoke alarm. Internal doors provide access to the main living accommodation.

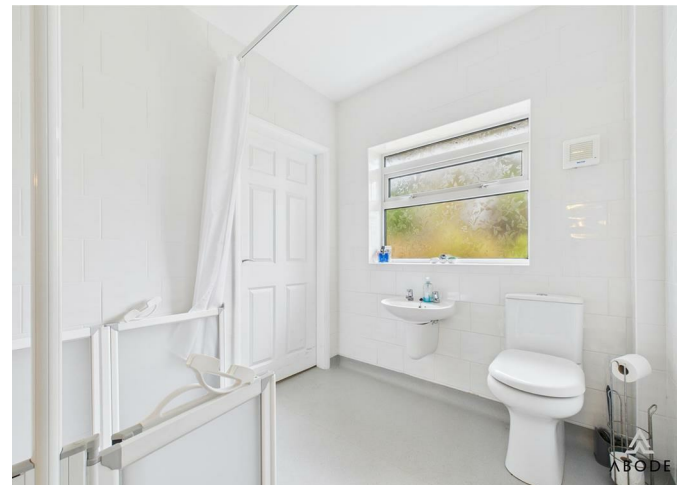


## Bedroom

Overlooking the rear elevation via a UPVC double glazed window, the second bedroom is fitted with a central heating radiator and a generous selection of built-in wardrobes, cupboards and drawers, offering ample hanging and shelving space.











### Bedroom One

This well-proportioned bedroom benefits from a UPVC double glazed window to the front elevation, a central heating radiator and an extensive range of built-in fitted wardrobes, drawers and overhead storage, complete with hanging rails and shelving.

### Shower Room

The shower room is designed as a wet room and benefits from a UPVC double glazed frosted window to the front elevation. The suite comprises a low-level WC with continental flush, floating wash basin and wet room style shower enclosure with electric shower. Complementary tiling to the wall coverings is enhanced by a heated towel radiator and extractor fan.

### Rear Lobby

The rear lobby is finished with laminate flooring and enjoys double glazed windows to the rear and side elevations. A double glazed sliding door provides direct access to the rear garden.











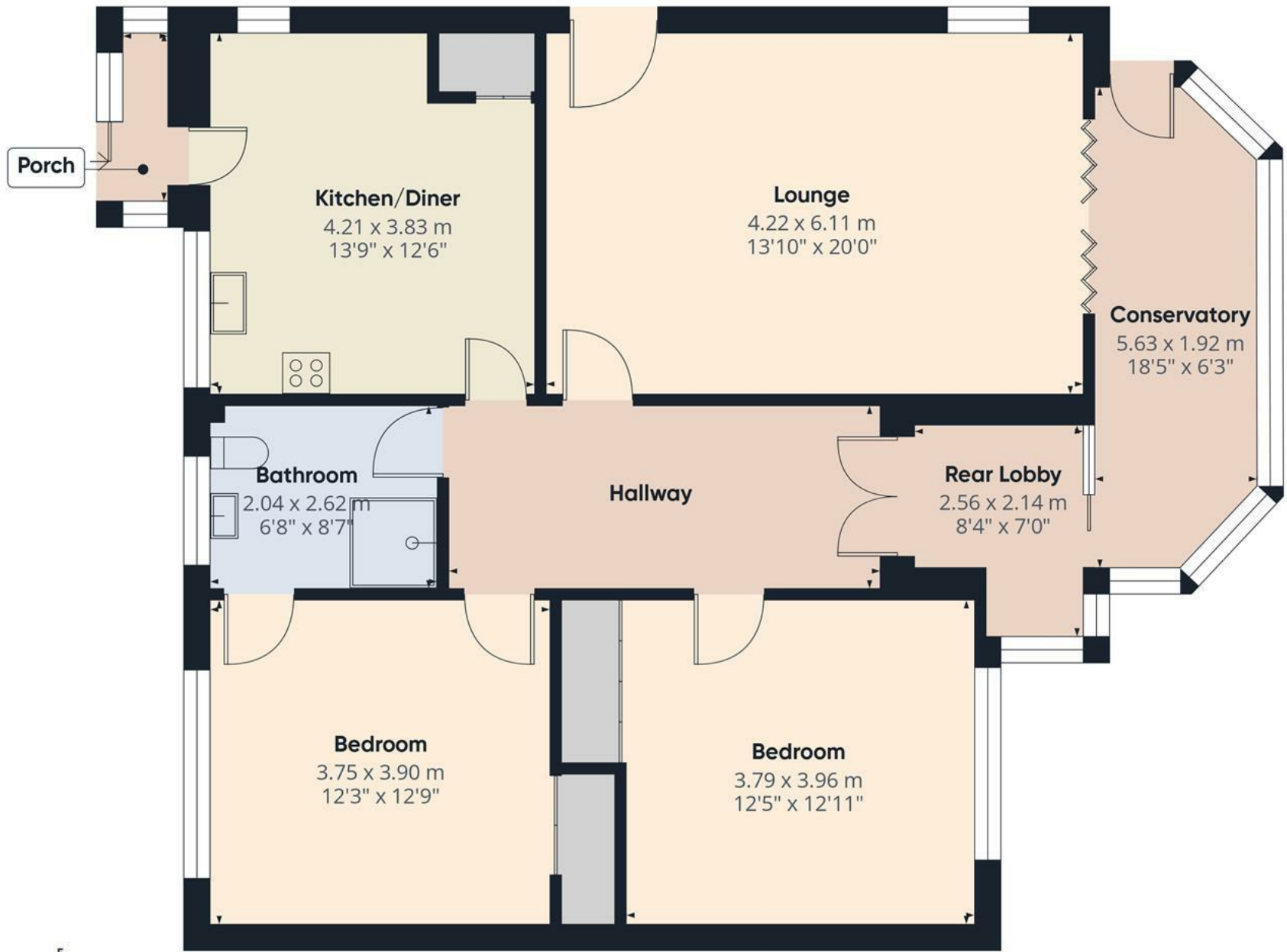












Approximate total area<sup>(1)</sup>  
105.4 m<sup>2</sup>  
1136 ft<sup>2</sup>

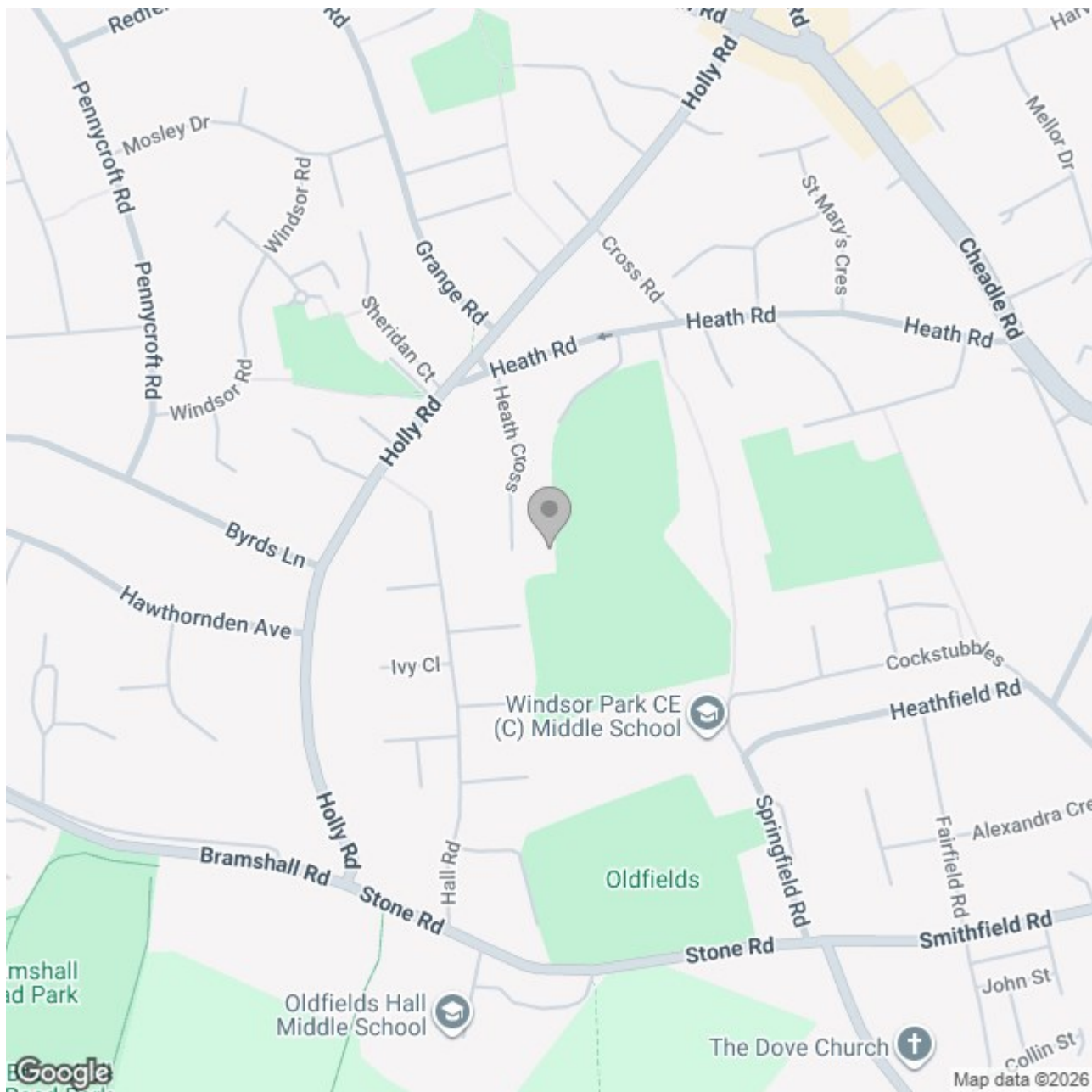
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</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 