







\*\*\*\* MODERN DETACHED BUNGALOW CLOSE TO THE TOWN AND LOCAL AMENITIES \*\*\*\* Good size detached bungalow offering a fitted kitchen, lounge diner, two bedrooms and a bathroom. The property benefits from upvc double glazing, a gas heating system and has a rear garden, front parking and a long side drive. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



ABODE  
SALES & LETTINGS



## KITCHEN

12'8 x 8'2

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a cooker with fitted extractor hood, plumbing and space for a washing machine and space for a fridge freezer. Upvc double glazed window to the side and doors to the front and side. Door to the lounge.

## LOUNGE DINER

18'2 x 10'2

Feature fireplace with electric fire, radiator, upvc double glazed window to the front and a door to the inner hall.

## INNER HALL

Doors to -

## BEDROOM 1

14'8 x 10'2

Upvc double glazed window to the rear and a radiator.

## BEDROOM 2

9'4 x 8'9

Upvc double glazed window to the rear and a radiator.

## BATHROOM

8'1 x 5'6

Panel enclosed bath with a mixer tap and shower, low flush wc, wash hand basin, radiator and upvc double glazed window to the side.

## OUTSIDE

Wrought iron gates across the front of the property with a front garden area with shrubs and plants. Front and long side gravelled drive with timber



gates. The rear garden offers a lawn, patio and three timber sheds.







## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



