





**** SECLUDED BUNGALOW * GARAGE **
NO CHAIN ** VACANT POSSESSION ****

A secluded and private link-detached bungalow nestled in a cul-de-sac, featuring gas central heating and double-glazed interiors. The property includes an entrance hall, living room, breakfast kitchen, conservatory, two bedrooms, and a bathroom. Outside, there are front and rear gardens, a driveway, and a single detached garage. This well maintained bungalow warrants a thorough internal inspection.

Conveniently located near local amenities, schools, and transportation links, bus stops are easily accessible from the property, and the A50 bypass is just a short drive away. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

 **ABODE**
SALES & LETTINGS

Entrance Hall

With coved ceiling, wall mounted controls for central heating system, radiator and glazed door leading into the living room and kitchen. Intruder alarm control panel and smoke alarm.

Living Room

With UPVC double glazed bow window to front elevation, textured and coved ceiling with matching dado rail, television point, radiator and the main focal point of the room being the living flame gas fire with feature surround, marble hearth and inset.

Breakfast Kitchen

With UPVC double glazed window to front elevation, textured and coved ceiling, fitted with a matching range of light oak effect veneered wall and base units with brushed chrome handles and round edge work top over with up stand and tiling, stainless steel sink with drainer and mixer tap, appliance space for gas cooker, plumbing and appliance space for washing machine, space for fridge, tiled flooring and radiator.

Inner Hallway

With access to loft space with light and loft ladder, we are informed by the vendor that the loft space is part boarded; smoke alarm and carbon monoxide detector.

Conservatory

With UPVC double glazed windows to three elevations, front access door and sliding patio door to rear elevation leading into the garden, six wall mounted spot lights, tiled flooring and radiator.



Bedroom One

With UPVC double glazed window to rear elevation, textured and coved ceiling, radiator and fitted wardrobes with hanging and shelving and four sliding doors part mirrored.

Garage

With up and over door, power and light and personal access door.







Bedroom Two

With UPVC double glazed window to rear elevation, textured and coved ceiling and radiator.

Family Bathroom

With UPVC opaque glass double glazed window to side elevation, fully tiled from floor to ceiling, extractor fan, radiator, fitted with a white three piece suite bathroom suite comprising of continental flush low level WC, pedestal hand wash basin and matching panel bath.

Outside

To the front of the property is a tarmacadam driveway providing ample off-road parking for a number of vehicles and giving access to the detached single garage. The front garden is mainly laid to lawn with mature borders and block printed pathway to the side of the property. The rear garden is enclosed by timber fencing and is mainly laid to lawn with rockery borders, paved path and block printed patio area. Benefiting from outside lighting.

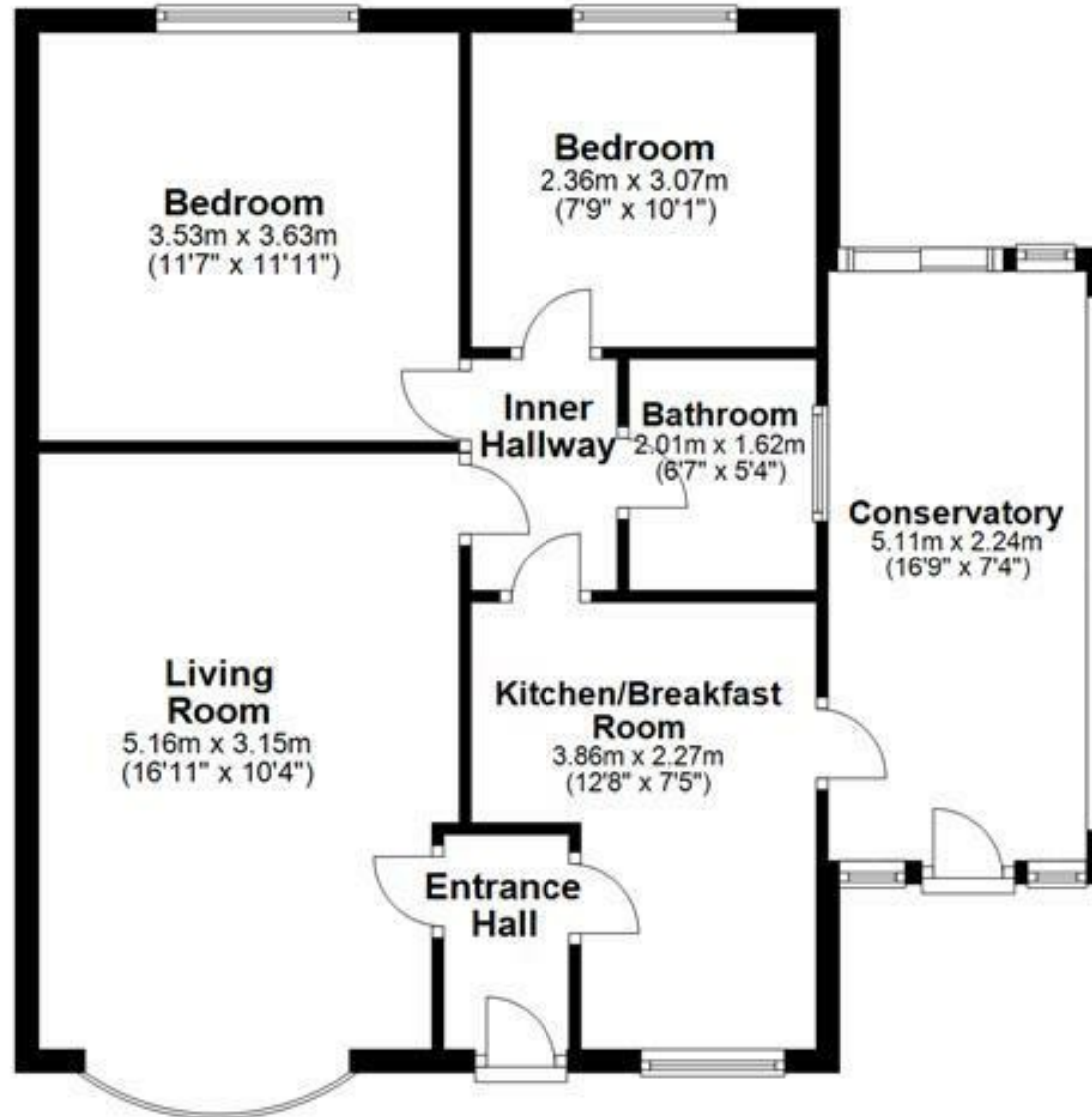






Ground Floor

Approx. 71.2 sq. metres (766.2 sq. feet)

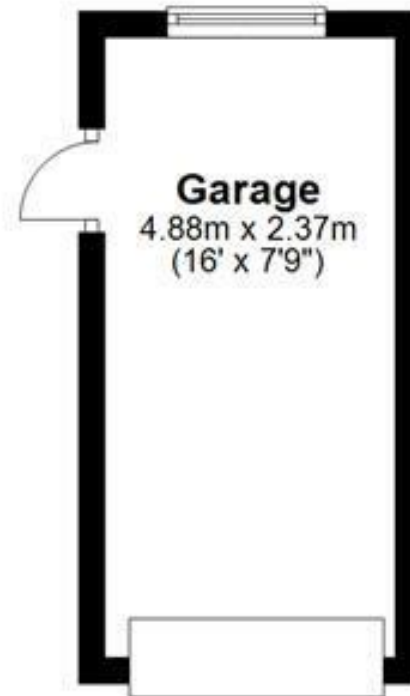


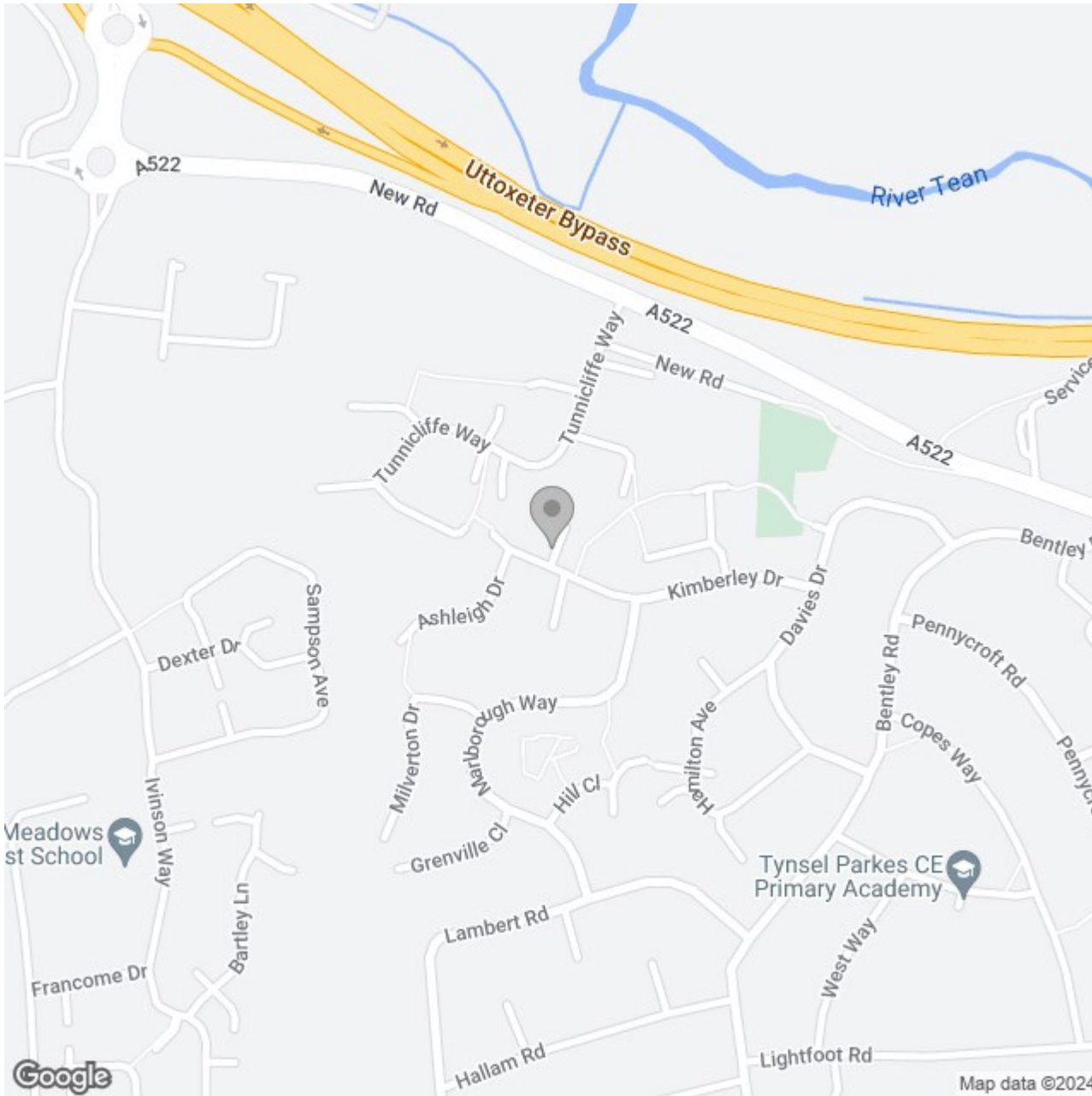
Total area: approx. 82.7 sq. metres (890.7 sq. feet)

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.

First Floor

Approx. 11.6 sq. metres (124.5 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	