







**\*\* DETACHED BUNGALOW WITH GARAGE  
\*\* SPACIOUS PLOT \*\* NO UPWARD  
CHAIN \*\***

Accessed by a private driveway stands this two bedroom detached bungalow, benefitting from no upward chain and vacant possession. The interior boasts a welcoming, hallway, spacious lounge/diner, kitchen, bathroom and two bedrooms.

Outside, the property enjoys a lovely plot offering off-road parking leading to a single garage with an up and over door. The low-maintenance gardens at the rear complete the exterior charm. Arrange a viewing today by contacting ABODE Estate Agents.



 **ABODE**  
SALES & LETTINGS



## Hallway

With a UPVC double glazed side entry door leading into, central heating radiator, doorbell, chime, two internal storage cupboards, thermostat, internal doors lead to:

## Kitchen

With a UPVC double glazed window to the front elevation, featuring a range of matching base and eye-level storage cupboards and drawers with roll top preparation work surfaces, stainless steel sink and drainer with mixer tap, four ring electric hob with built-in extractor, oven/grill, fridge and washing machine.

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point on the room being gas fireplace with coals, stone surround and timber mantle, TV aerial point, door leading to:

## Inner Hallway

With access into loft space via loft hatch, built-in storage cupboard, internal doors lead to:

## Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator and built-in fitted wardrobes.

## Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.



## Bathroom

With a UPVC double glazed frosted glass window to the side of elevation, three piece bathroom suite, comprising of low-level WC with continental flush, pedestal wash basin, bath unit with electric shower over and complementary tiling to wall coverings and central heating radiator.

## Outside

The frontage of the property presents a sweeping driveway and foregarden primarily laid to lawn, with a









gated entry leading to the side elevation. Adjacent to the side, there is a communal green area.

Moving to the rear, the garden boasts low-maintenance landscaping, consisting of mainly paved patio hardstanding base. At the side of the rear garden, there is a door providing access to the single garage, which features an up-and-over door at the front.



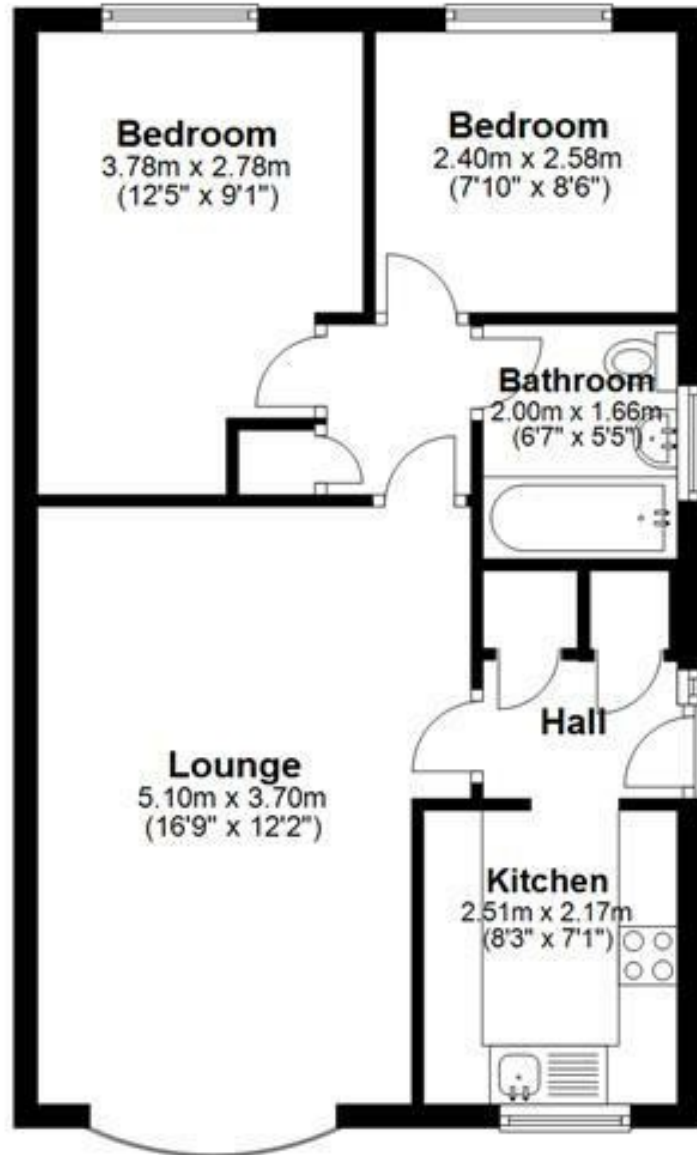






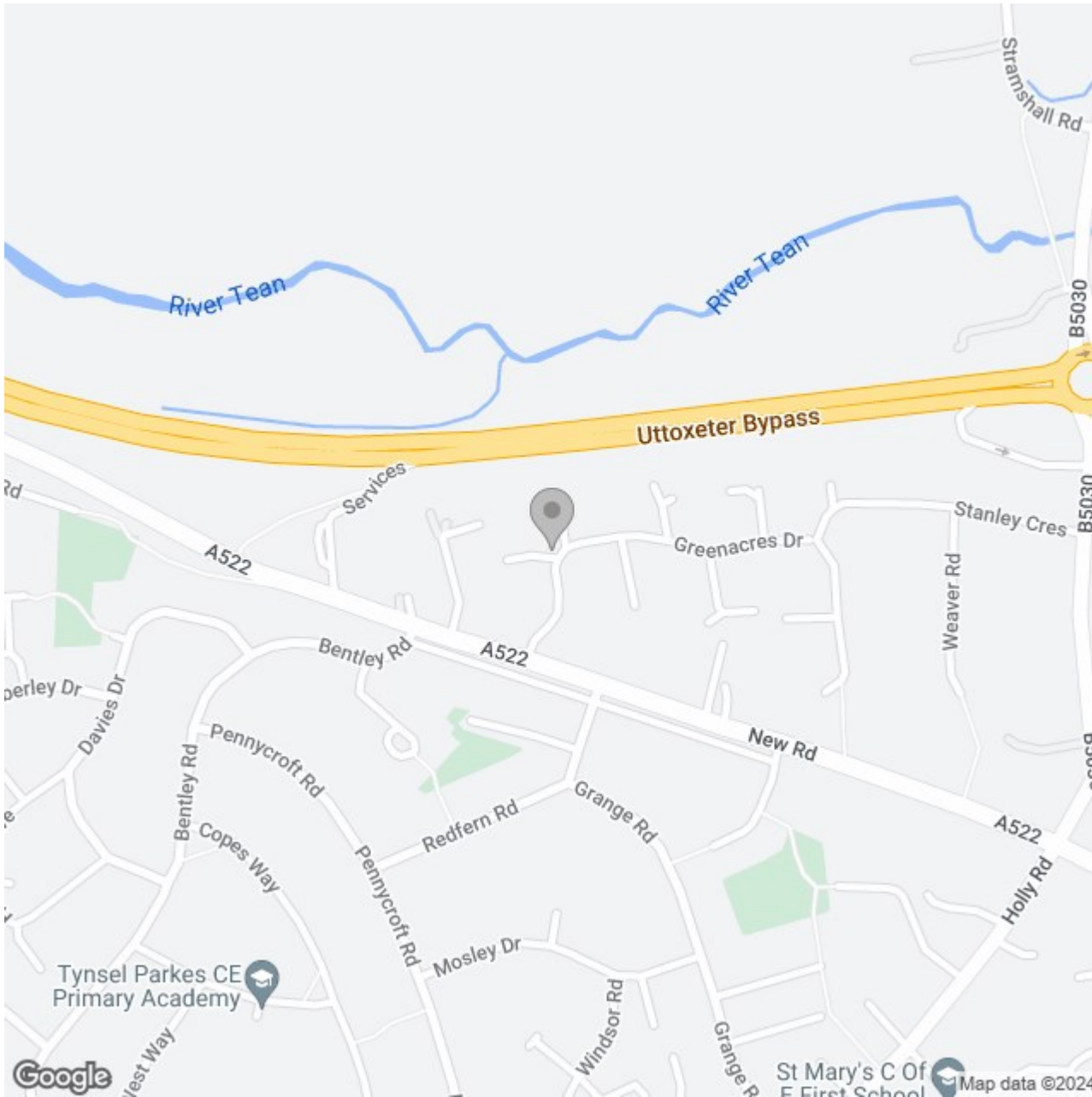
## Ground Floor

Approx. 51.1 sq. metres (550.5 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.





## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>88</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>62</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<br>2002/91/EC |           |