





**** NO CHAIN ** DETACHED BUNGALOW **
GARAGE ** CUL DE SAC LOCATION ****

Situated on a secluded cul de sac location in Uttoxeter, stands this two bedroom detached bungalow, having the benefit of vacant possession and no upward chain. The property comprises two bedrooms, a generous lounge, a conservatory, breakfast kitchen and shower room. Furthermore, the property includes a detached garage and driveway, providing ample off-road parking. There are well maintained front garden and rear gardens with a paved patio. Early viewing is advised to fully appreciate the exceptional quality of this accommodation.

Viewings on this property are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



Hallway

With a UPVC double glazed frosted glass door, smoke alarm, coat hooks, entry leading to:

Kitchen

With a UPVC double glazed window to the front elevation, featuring a range of matching base and eyelevel storage cupboards and drawers with drop edge preparation work surfaces and tiling surrounding. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring electric hob, extractor fan, oven, grill, fridge, freezer, space for freestanding and undercounter white goods, UPVC double glazed frosted door leading to the side entry, consumer unit and spotlighting to ceiling.

Lounge/Diner

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

Inner Hall

With a storage cupboard housing a Worcester Bosch central heating gas boiler (boiler was installed October 2022), carbon monoxide detector, smoke alarm, access to loft space via loft hatch, internal doors lead to:



Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC with continental flush, pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower over, tiling to wall coverings, central heating radiator and extractor fan.

Bedroom One

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







Bedroom Two

With a central heating radiator and UPVC glazed sliding door leading to:

Conservatory

With a UPVC double glazed window to rear and side elevations and perspex, UPVC double glazed door leading to the rear garden and central heating radiator.

Outside

The property footage features a laid to lawn garden with a variety of mature plants and shrubs. The side is a tarmacadam tandem driveway with room for several vehicles. The drive leads up to the detached brick built garage with up and over door, UPVC double glazed window to the side elevation and rear PVC door. The garden has a paved entertaining patio leading to a lawn garden, housing a variety of mature shrubs and plants. To the perimeter are timber fence panels and concrete posts and gated side entry.







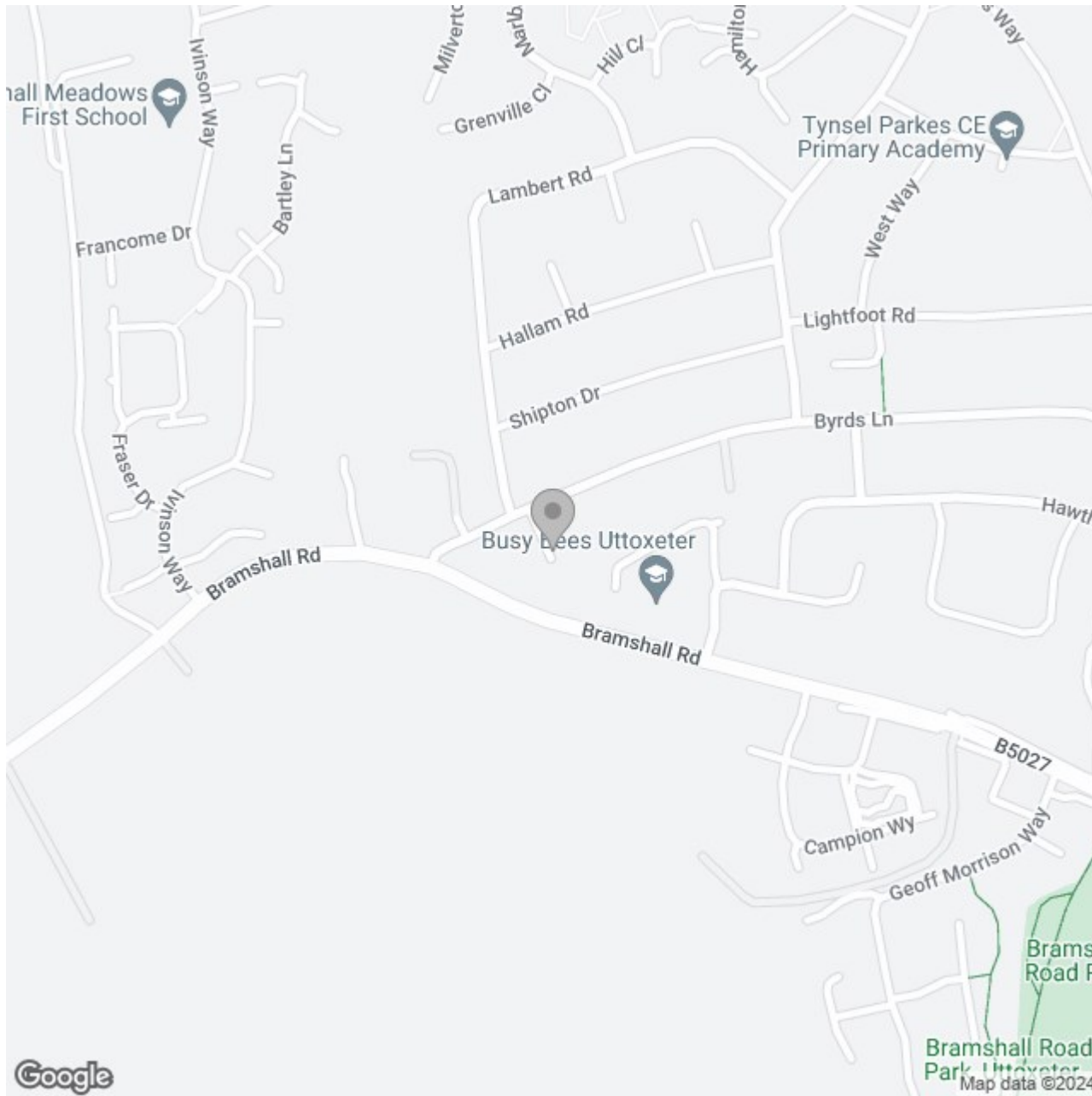


GROUND FLOOR

APPROX. 66.6 SQ. METRES (717.2 SQ. FEET)



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	63	
(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	