





**** DETACHED BUNGALOW ** OFF-ROAD
PARKING ** OPEN PLAN KITCHEN WITH
GRANITE WORK TOPS ****

A delightful detached bungalow, offering larger than average internal accommodation. Benefiting from full uPVC double glazing and gas central heating, this property must be viewed to be appreciated. In brief the property comprises, hallway, open plan living/dining kitchen, lounge and three bedrooms and bathroom. Externally, there is a beautiful landscaped Indian stone garden patio.

The property is conveniently located just on the outskirts of the Town Centre but within easy access to local amenities such as shops, schools and leisure centre. Easy access to A50 which links all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



 **ABODE**
SALES & LETTINGS

Hallway

With a double glazed composite side entry door, Karndean flooring throughout, central heating radiator, telephone point, access into loft space via loft hatch, smoke alarm, oak panel door entries lead to:

Kitchen/Diner

With 2x UPVC double glazed windows to the side elevations, UPVC double glazed French doors leading to the rear garden, the kitchen features Karndean flooring throughout, a range of built-in appliances, including a seven ring gas Rangemaster style cooker with grill and matching extractor hood, dishwasher, composite sink, and drainer with mixer tap, space for further freestanding and undercounter white goods, a range of base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces and complementary tiling surrounding, anthracite wall mounted central heating radiator, TV aerial point and spotlighting to ceiling.

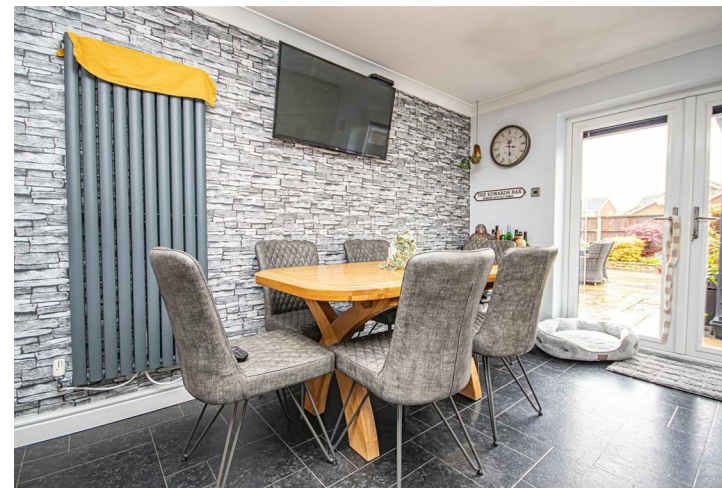
Master Bedroom

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, a range of built-in fitted wardrobes with drawers and overhead shelving.



Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a four piece family bathroom suite, comprising of low-level WC, with continental flush, panelled bath units for showerhead attachment and mixer tap, vanity wash and basin with mixer tap and base level storage, double corner shower cubicle with sliding glass, waterfall showerhead, complementary tiling to wall coverings and built-in extractor to LED spotlighting, heated towel radiator, and Karndean flooring throughout.







Bedroom Two

With a UPVC double glazed window to the side elevation, central heating radiator.

Bedroom Three

With a UPVC double glazed window to the side elevation, tiled flooring throughout, central heating radiator. The spacious room offers multiple uses to the discerning buyer, currently utilised as a bedroom, study or playroom.

Outside

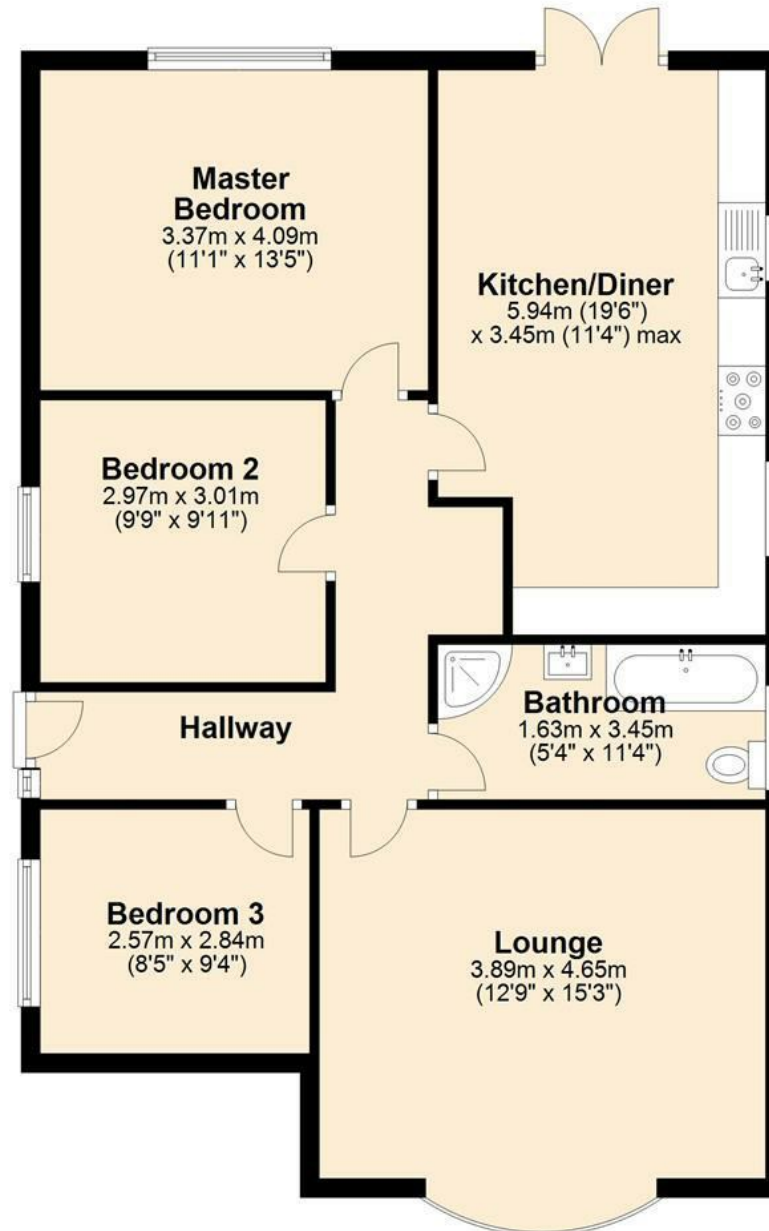
The hard landscaped rear garden features Indian stone paving throughout with raised slate pebble borders containing a variety of herbaceous plants and mature shrubs. To the boundary are timber fence panels with concrete posts enclosing the perimeter. Located at the rear of the garden is a timber built garden storage shed with pitched roof. A further PVC framed garden room with UPVC double glazed French doors to the front elevation. The room features a multitude of uses to the discerning buyer which could be utilised as a garden room, separate study or sitting area. Gated side entry leads to the property frontage.

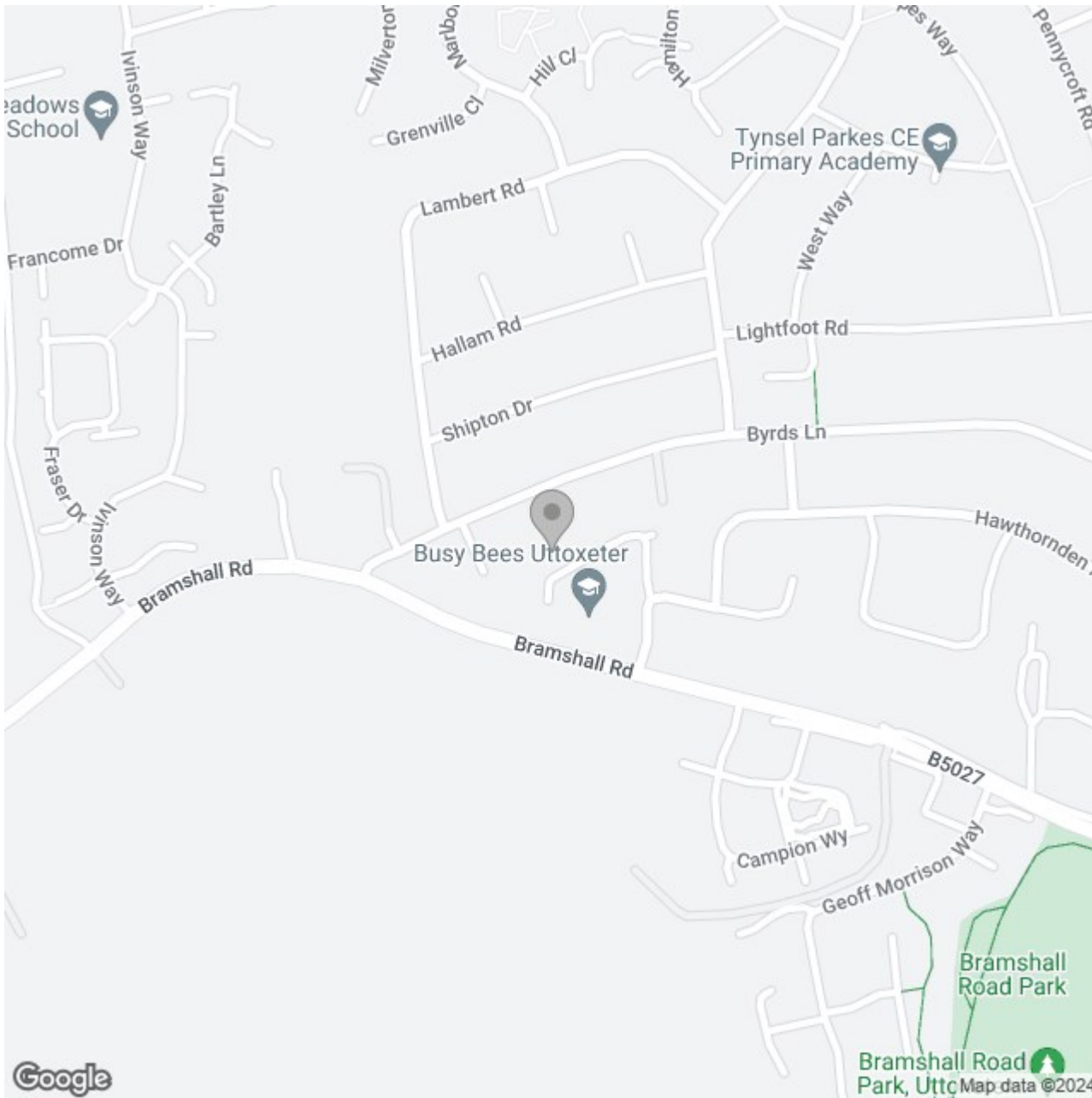




Ground Floor

Approx. 85.4 sq. metres (919.2 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	