





Abode are delighted to offer for sale this extended, beautifully presented and deceptively spacious bungalow, which has been thoughtfully improved by the current owners to create a superb home.

The property offers generous and versatile living accommodation throughout, complemented by off-road parking for multiple vehicles, a detached garage, and a beautifully landscaped rear garden. A particular highlight is the addition of a garden room/home office, providing an ideal space for remote working or relaxation.

Ideally positioned in the sought-after area of Werrington, the home benefits from convenient access to local shops, schools, and everyday amenities, whilst also offering excellent transport links for those commuting further afield.

The accommodation briefly comprises;- an entrance hallway, two well-proportioned bedrooms, and a modern shower room, alongside a spacious kitchen diner, living room, and separate dining room. Occupying an elevated position, the property enjoys a pleasant outlook over the rear garden, enhancing its sense of privacy and appeal.

Presented in move-in ready condition, this home is perfectly suited to a wide range of buyers. Early viewing is highly recommended.



### Entrance Hallway

Composite door leading in from the front, central heating radiator and loft access.

### Kitchen Diner

Modern base and eye level units with complimentary quartz worktops, inset sink, integrated cooker, grill, hob with extractor hood above, dishwasher and fridge freezer. Space and plumbing for a washing machine and tumble dryer, lighting to the kick boards and under cupboard down lights, tiled flooring, central heating radiator, UPVC double glazed windows to the side and rear elevations with door leading out into the garden, space for a dining table and chairs or seating area.

### Dining Room

Central heating radiator, central and wall mounted lighting, double doors leading into:-

### Living Room

UPVC double glazed windows to the rear elevation overlooking the garden and patio doors leading out, central heating radiator and gas feature fireplace, central and wall mounted lighting.

### Bedroom

Triple glazed window to the front elevation with fitted shutters, central heating radiator, built in wardrobes.

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### Bathroom

Modern suite comprising:- WC, wash hand basin with storage drawers below, large shower with glass screen and waterfall and hand held shower heads. Tiled flooring and partially tiled walls, double glazed window to the rear elevation with fitted shutter, radiator.







## Outside

To the front the driveway provides ample off road parking for numerous vehicles with access to the detached garage.

To the rear the raised patio area offers a lovely outlook over the beautifully landscaped garden and beyond. The garden hosts the garden room/ office, AstroTurf, and mature borders.

## Garden Room/ Office

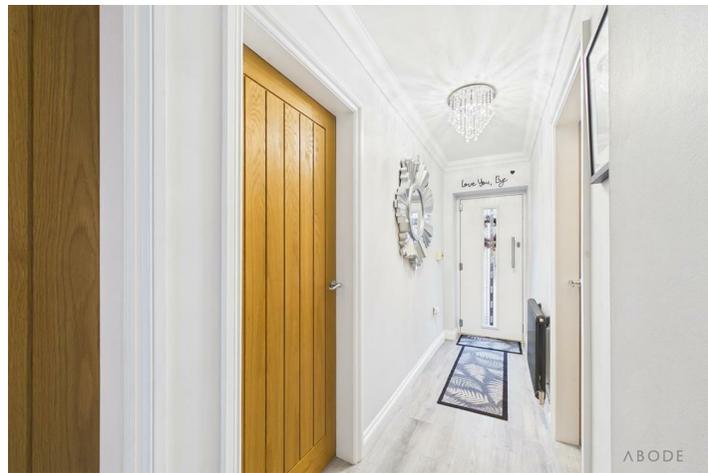
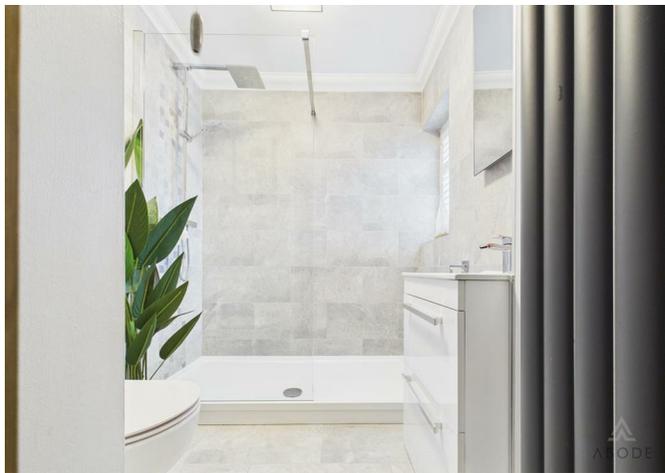
Spot lighting, multi fuel burner, UPVC double glazed windows to the front elevation with doors leading out.



## Garage

Up and over door to the front.













Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

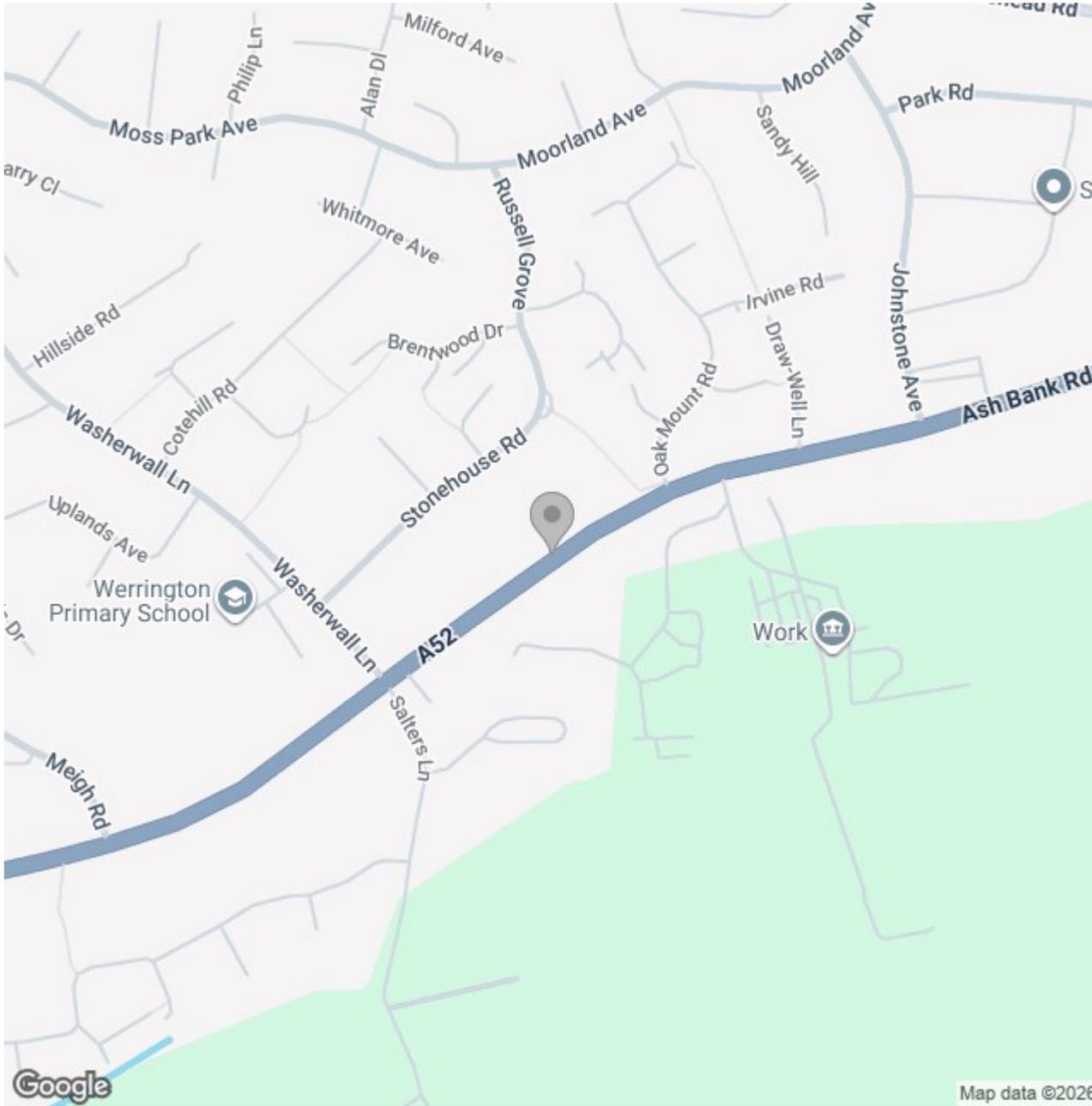
99.9 m<sup>2</sup>

1075 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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