





**** EXTENDED SEMI DETACHED
BUNGLAOW IN THE HIGHLY REGARDED
VILLAGE OF ETWALL **** Good size
bungalow benefiting from upvc double
glazed windows and a gas heating
system and in brief offers a porch and
hall, lounge and fitted dining kitchen,
three bedrooms and a bathroom. Front
and rear gardens and ample parking.



PORCH

Entrance door into the porch with a door into the hall.

HALL

Radiator and doors to -

LOUNGE

16'10 x 11'9

Feature fireplace with electric fire, radiator, upvc double glazed patio doors on to the garden and a door to the kitchen.

KITCHEN DINER

18'5 x 10'11

Fitted units with work surfaces and a sink and drainer unit, plumbing and space for a washing machine and dishwasher, Space for a cooker, fridge freezer and tumble dryer. Radiator, two windows and a door onto the garden.

BEDROOM 1

13'6 x 10'3

Upvc double glazed window and a radiator.

BEDROOM 2

16'3 x 6'8

Upvc double glazed window and a radiator.

BEDROOM 3

9'5 x 8'6

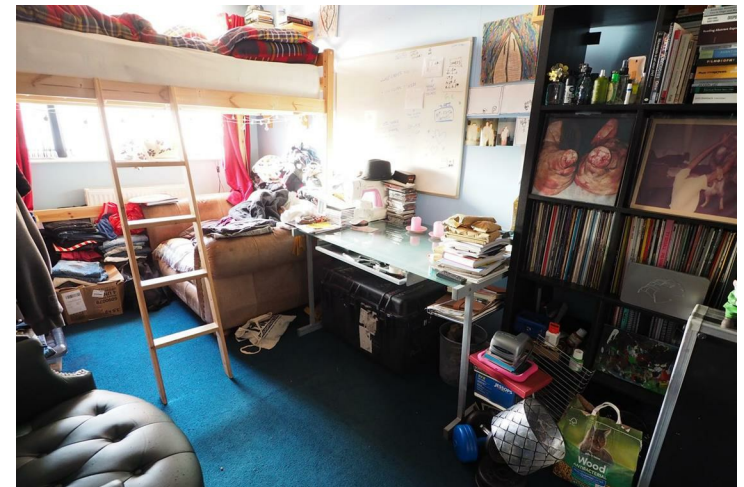
Upvc double glazed window and a radiator.

BATHROOM

Corner bath with a shower over and shower screen, low flush wc, wash hand basin and radiator.

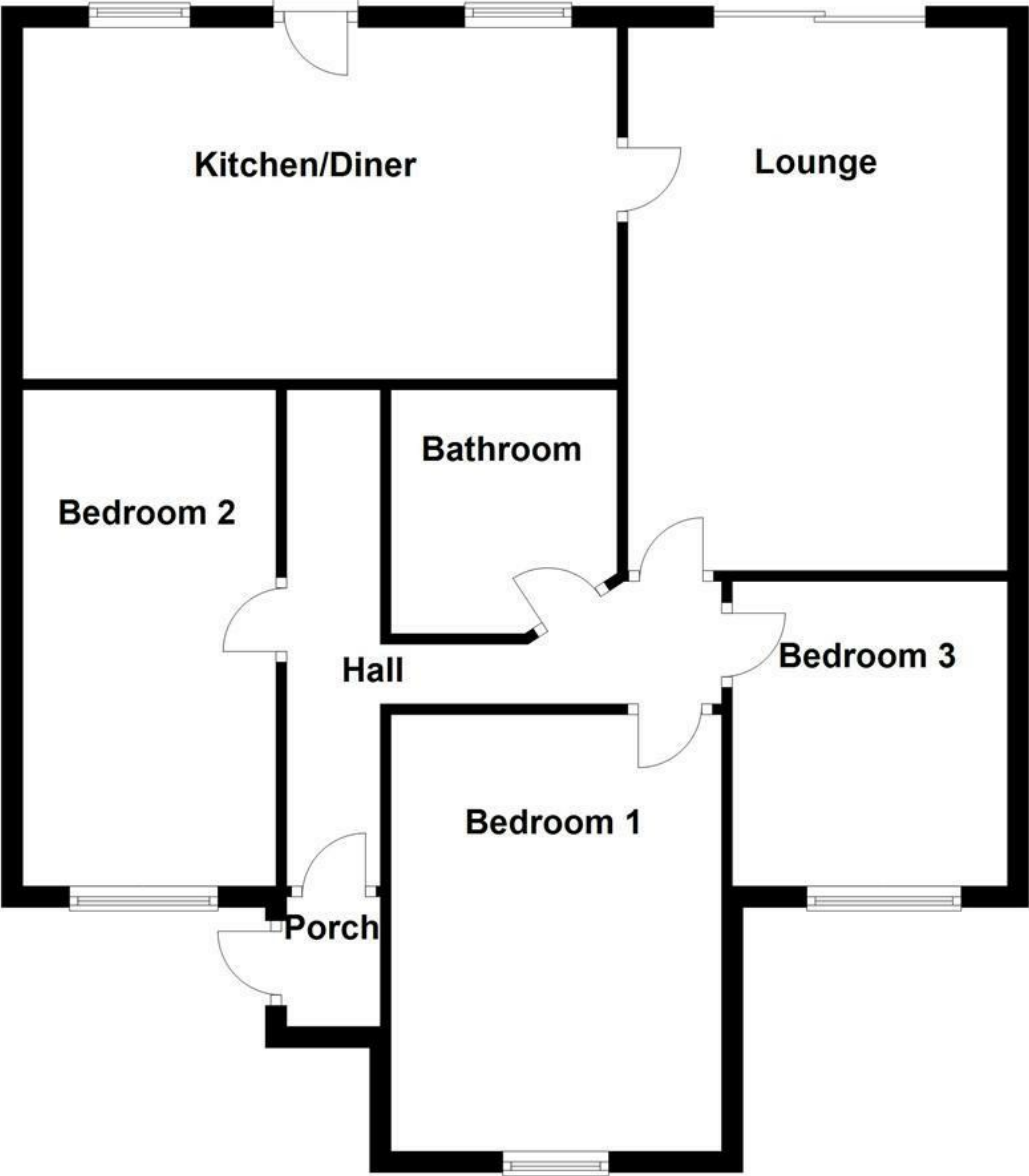
OUTSIDE

Ample parking and a lawn to the front and a rear garden offering lawn and patio.

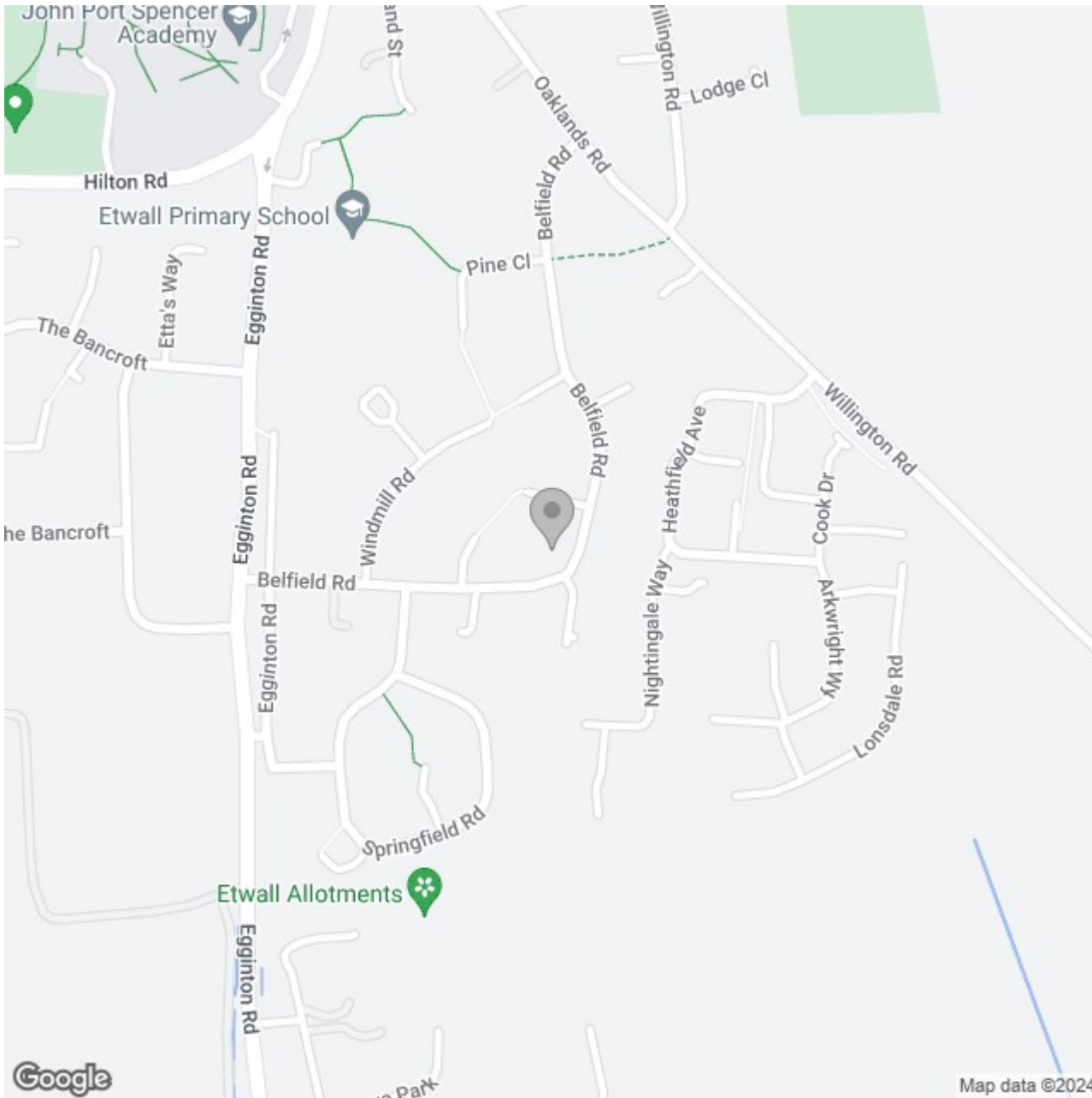





Ground Floor



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) A | | |
| (81-91) B | | 85 |
| (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 |  |