





**** DETACHED BUNGALOW ** CORNER PLOT ON CUL DE SAC LOCATION ** SOUTH-FACING INDIAN STONE GARDEN ** LOW MAINTENANCE ** NO CHAIN ****

This delightful detached bungalow offers spacious and well-appointed accommodation, enhanced by comprehensive upgrading throughout by the current owner. The property benefits from full uPVC double glazing, gas central heating, and has been modernised to a high standard.

In brief, the layout comprises a hallway, kitchen/diner with wodblock worktops, a lounge, two bedrooms and a shower wet room. Externally, the property boasts a beautifully landscaped Indian stone surrounding garden with a desirable south-facing aspect, The garden also includes an electric awning with energy saving lights and a large gated entry for larger vehicles if required.

Conveniently located on the outskirts of the Town Centre, this property offers easy access to local amenities including shops, schools, and a leisure centre, as well as excellent transport links via the A50 to major road networks. Viewings are by appointment only, arranged through ABODE Estate Agents.



Hallway

With UPVC double place frosted door leading into, central heating radiator, oak effect panelled flooring throughout, telephone point, doorbell chime, access into loft space via loft hatch with pull down ladders, smoke alarm, hallway lighting with automatic sensor, airing cupboard housing eye level shelving and hot water tank, hive central heating thermostat and internal doors leading to:

Kitchen Diner

With 2 xUPVC double glazed windows to rear and side elevations, oak effect panelled flooring throughout, the refitted kitchen features a range of matching base and eye-level storage cupboard and drawers with wood block effect drop edge preparation work surfaces and complementary tiling surrounding. Integrated appliances includes fridge, freezer, oven/grill, microwave, four ring stainless steel gas hob with built-in extractor hood, one and a half ceramic sink and drainer with mixer tap, dishwasher and space for further appliances if needed, LED downlighting, electrical consumer unit, UPVC double glazed frosted door leading to side entry and central heating radiator.

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, enclosed shower cubicle with wet room flooring, shower over and complementary tiling to both floor and wall coverings and chrome heated towel radiator.



Lounge

With oak effect panelled flooring throughout, double glazed sliding door leading to the rear patio, the focal point of the room is the gas fireplace with exposed brick backing, tiled hearth and timber mantle, TV aerial point, telephone point and central heating radiator.







Bedroom One

With a UPVC double glazed window to the front elevation, oak effect panelled flooring throughout, the bedroom features a range of built-in fitted wardrobes and drawers, comprising of hanging rails and eye level shelving, finalising the room is central a heating radiator and TV aerial point.

Bedroom Two

With a UPVC double glazed window to the side elevation, oak effect panelled flooring throughout, a range of built-in fitted wardrobes and drawers comprising of hanging rails and shelving, central heating radiator and TV aerial point.

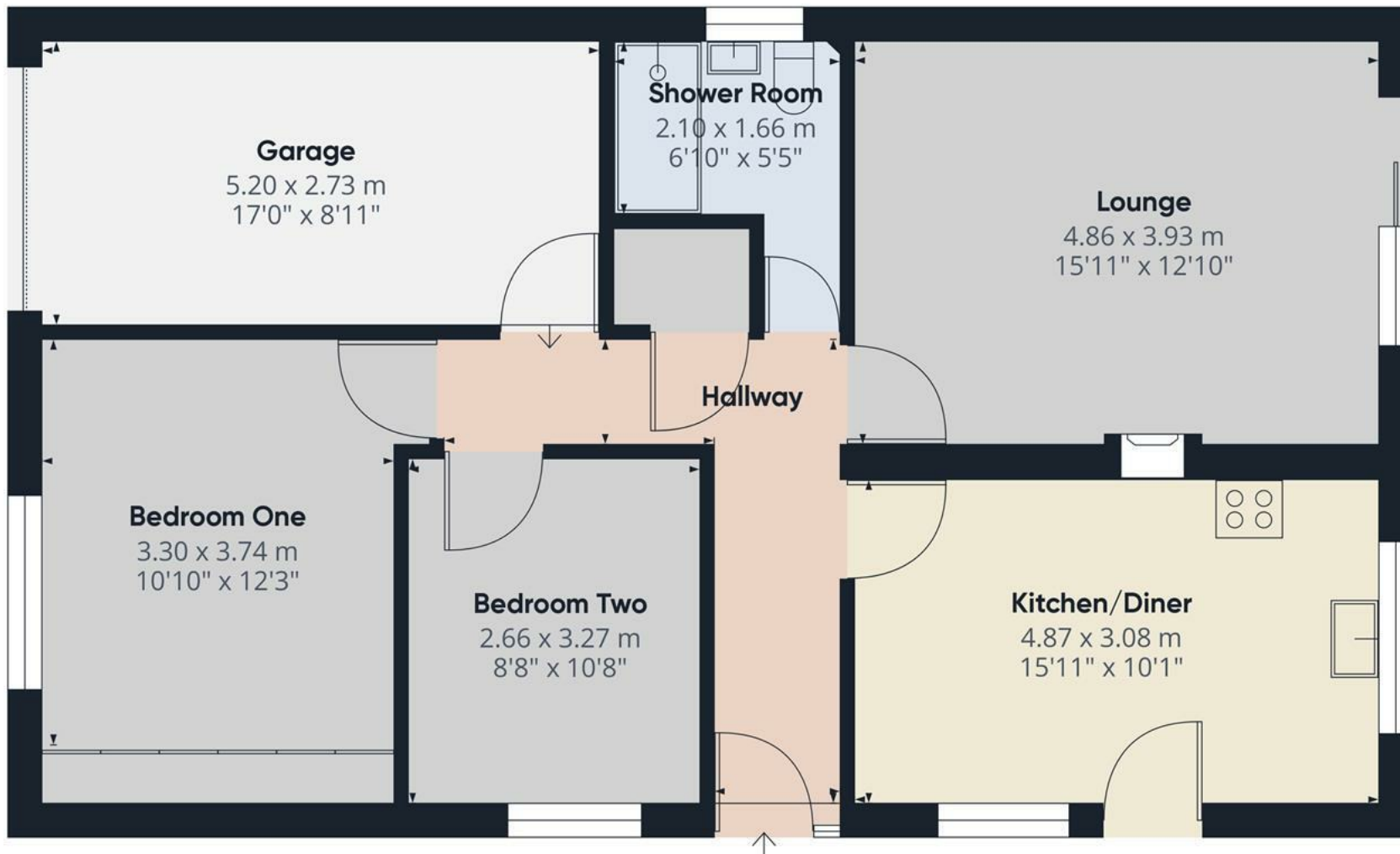
Outside

The tarmacadam driveway provides ample room for two large vehicles. The side elevation is mainly gravelled throughout, with an Indian stone pathway providing entry to the home and pedestrian gated entry to the garden. To the rear, the garden has a landscaped Indian stone patio with a double gated entry providing easy access for large and small vehicles alike. The boundary is enclosed by timber fence panels and concrete posts. An electric retractable awning provides comforting shade from the directly south facing plot.









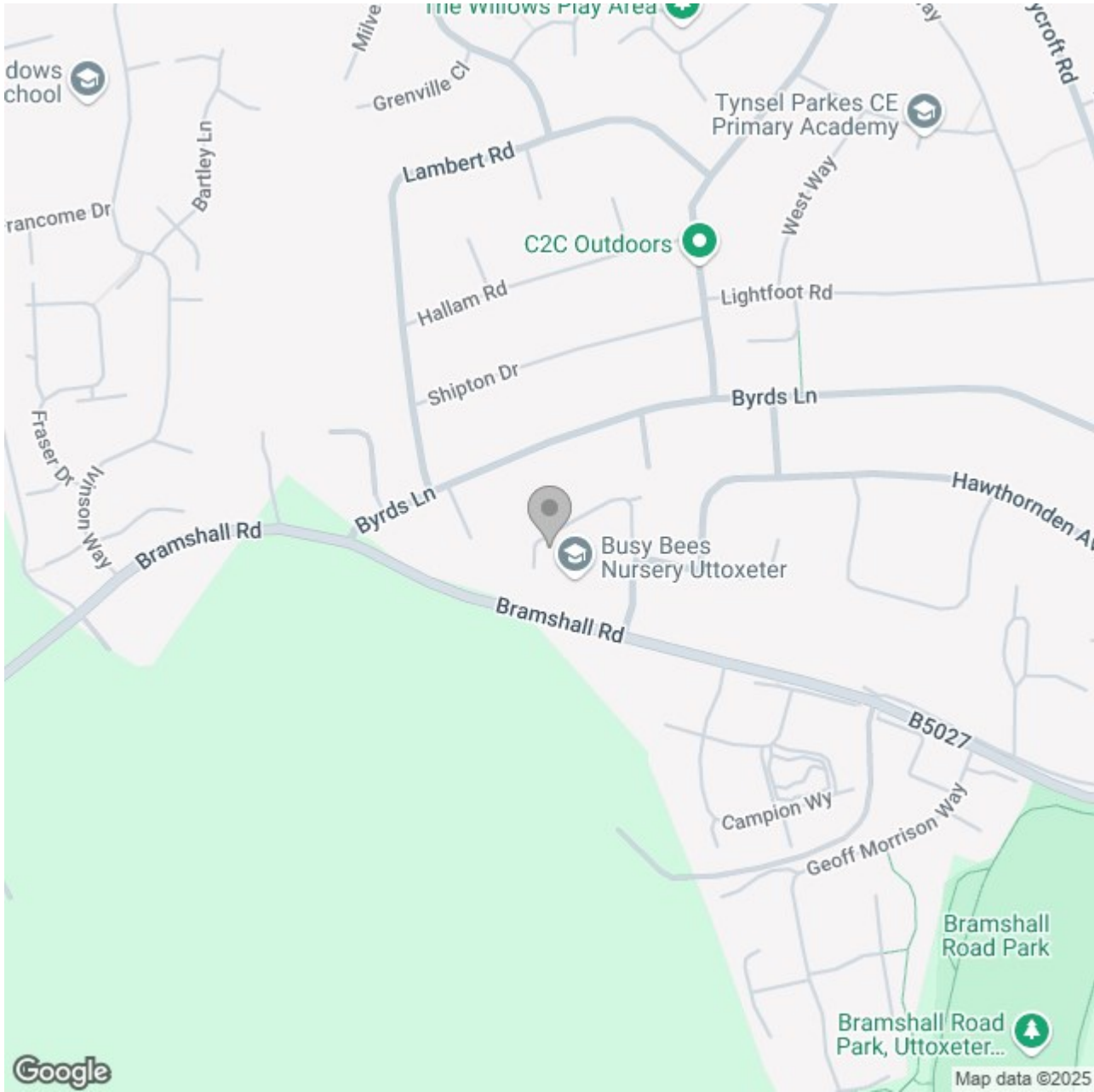
Approximate total area⁽¹⁾
85.5 m²
920.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	