





**\*\*\*\* GREAT PLOT WITH POTENTIAL \*\*\*\*** Detached bungalow in the highly regarded village of Brailsford. Offered with no upward chain, this impressive detached bungalow offers a hall, lounge and a kitchen with pantry and utility. Two bedrooms and a shower room, the loft has been boarded offering 3 areas and a window. Ample off road parking, motorhome charging point, paved garden, garage with a workshop and shed.



 **ABODE**  
SALES & LETTINGS

## HALL

Entrance door into a porch area and hall, radiator and doors to -

## LOUNGE

Two radiators, three windows, fireplace.

## KITCHEN

Fitted units, work tops sink unit, appliance spaces, radiator and window. Door to the pantry and utility room.

## UTILITY

Fitted cupboards, work surface and sink unit, space for a washing machine, window and door to the garden.

## BEDROOM

Window to the rear, radiator and loft hatch with pull down ladder.

## BEDROOM

Window, wardrobes and radiator.

## SHOWER ROOM

Shower, low flush wc, wash hand basin, radiator and window.

## LOFT

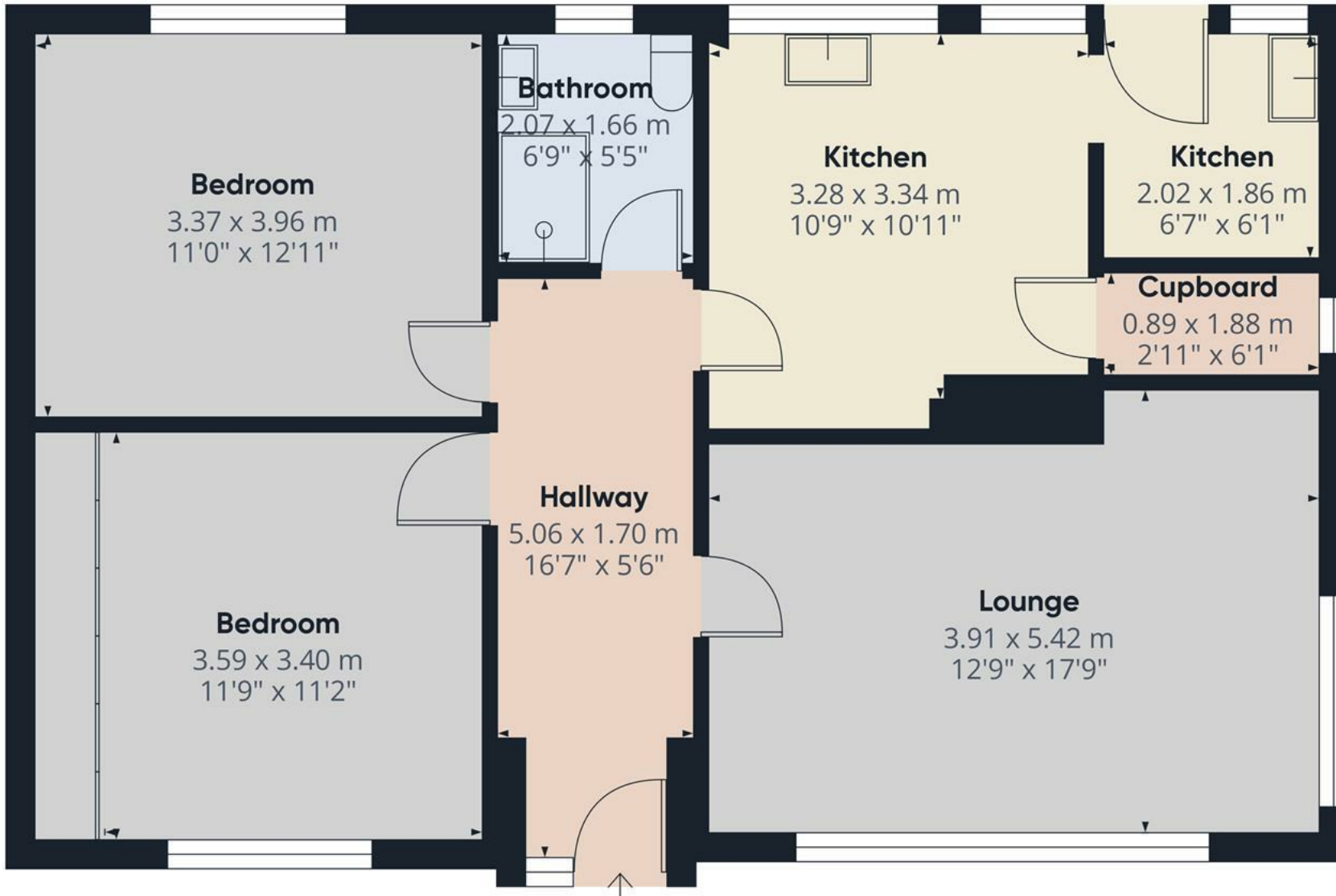
Ladder access to a boarded loft, three areas and one with a sky light window. Potential to convert fully.

## OUTSIDE

Ample parking to the front with access to the garage one side and a motorhome space with charger to the other. Enclosed rear garden which is paved, shed and access to the workshop and store. Single garage with a workshop attached to the back and a store beyond that.







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

75.47 m<sup>2</sup>

812.36 ft<sup>2</sup>

(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.

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