


Abbotts Grove, Werrington PE4 5BP
£300,000


*** NO ONWARD CHAIN *** " Nestled in the corner of a cul de sac, this 3 bedroom detached bungalow is spacious and ready to move straight into! There is a garage and parking to the front, an entrance hall, living room, dining room, kitchen, 3 bedrooms with an en-suite to bedroom one, bathroom and a generous garden. Viewings are essential to appreciate location and space. Council Tax Band - C / EPC Energy Rating - D ".

ENTRANCE

(L - Shape) Door to front, built in wardrobe, loft access, airing cupboard and radiator.

LIVING ROOM

15' 8" x 11' 7" (max) (4.78m x 3.38m) 11' 1"(min) (3.38m) (approx) Two windows to front, radiator and open into:-

DINING ROOM

9' 5" x 8' 8" (2.87m x 2.64m) (approx) Sliding door to rear and radiator.

KITCHEN

12' 6" (max)(3.81m) 9' 9" (min) x 3' 3" (min) (2.97m x 0.99) 13' 1" (3.99m) (approx) Fitted with a base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, space for a dishwasher, plumbing for a washing machine, wall mounted boiler and radiator. Two windows to rear, door to rear.

BEDROOM 1

11' 7" x 12' 6" (3.53m x 3.81m) (approx) Window to rear, built in wardrobe and radiator.



EN SUITE

5' 5" x 6' 2" (1.65m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

BEDROOM 2

8' 9" x 12' 2"(to wardrobe) 2.67m x 3.71m) 14' 3"(into wardrobe) (4.34m)(approx) Window to side, built in wardrobe and radiator.

BEDROOM 3

8' 4" (max)x 11' 3" (2.54m x 3.43m) (approx) Window to side, built in wardrobe and radiator.

BATHROOM

5' 5" x 6' 3" (1.65m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator.

GARAGE

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			