


**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+) <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		
England, Scotland & Wales		
	59	76