



TOTAL APPROX. FLOOR AREA 1616 SQ.FT. (150.1 SQ.M.)  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>	63	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		75
(55 to 68) <b>D</b>	60	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

Stunning and deceptively spacious three bedroomed detached bungalow situated in the ever sought after old Burbage village. With gas central heating, double glazing and part air conditioning the property briefly comprises: Entrance porch, deep hallway, fully fitted bespoke kitchen / breakfast room, air conditioned lounge overlooking rear garden, three double bedrooms, master with en-suite, family bathroom, air conditioned office space with sink and W/C and further store room. Externally there is a block paved driveway for several cars to the front, landscaped garden to the rear with patio and decked areas. Early viewing highly advised - Call Davis and Partners on 01455 886065 to book your viewing.

Spacious Three Bedroom Detached Bungalow  
 Centrally situated in Old Burbage Village  
 Air-Conditioned Lounge  
 Bespoke Kitchen / Breakfast room  
 Three Double Bedrooms, Master en-suite  
 Family Bathroom  
 Office and Storeroom  
 Gas Central heating and Double Glazed

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### Porch

1.50m x 2.11m (4' 11" x 6' 11")  
 With double glazed door from the driveway, oak double doors leading to:

### Hallway

4.43m x 2.11m (14' 6" x 6' 11")  
 L-shaped hallway, radiator, leading to:

### Kitchen/Breakfast room

6.49m x 3.77m max (21' 4" x 12' 4" max)  
 With double glazed door to the side aspect, double glazed window to the rear aspect. A range of fitted base and eye-level kitchen units with contrasting work

surfaces, five burner gas range with two electric ovens, extractor, composite bowl and a half sink and drainer, integrated dishwasher, washing machine and dryer, American style fridge freezer, breakfast bar, radiator. Glazed oak doors to:

#### **Lounge**

5.20m x 3.49m (17' 1" x 11' 5")

With double glazed windows to the rear aspect, double glazed doors to the side aspect, air-conditioned, radiator.

#### **Master Bedroom**

4.33m x 3.50m (14' 2" x 11' 6")

With double glazed window to the front aspect, fitted wardrobes, radiator, door to:

#### **En-Suite**

2.21m x 1.67m (7' 3" x 5' 6")

With large walk in shower tray, fitted vanity sink unit and low level W/C, radiator.

#### **Bedroom Two**

3.03m x 3.02m (9' 11" x 9' 11")

With double glazed window to the rear aspect, radiator

#### **Bedroom Three**

3.25m x 2.32m (10' 8" x 7' 7")

With double glazed window to the side aspect, radiator

#### **Family Bathroom**

2.08m x 1.67m (6' 10" x 5' 6")

With shower over bath, fitted vanity sink unit and low level W/C, tiled splashbacks. towel radiator.

#### **Cloak room**

With window to the side aspect, storage for coats / shoes.

#### **Office**

3.73m x 2.58m (12' 3" x 8' 6")

With double glazed window to the rear aspect, air conditioned, separate sink area and W/C.

#### **Store room**

5.66m x 1.38m (18' 7" x 4' 6")

With double doors to the front aspect.

#### **Garage**

Single integral garage with double doors opening onto the front driveway.

#### **Front Driveway**

Block paved front driveway with space for several cars, access to the garage and store area.

#### **Rear Garden**

Landscaped south facing rear garden with covered patio area, decked area and garden shed.

**Price: £340,000**

**Davis & Partners**

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