



## The Elders Waggon Lane, Upton, WF9 1JS

Welcome to this beautiful detached bungalow on the ever-popular Waggon Lane in Upton — offered with no onward chain and ready for you to move straight in.

This modern bungalow is perfect for someone seeking single storey living with nature walks and amenities close by.

The heart of the home is the stunning living room, where a cosy log burner and feature media wall create the perfect space to relax. The kitchen benefits from an expanse of units and integrated oven and hob and leads straight onto the dining room, with additional storage space.

With three generous double bedrooms, there's ample space for families, downsizers or those looking for versatile accommodation.

Externally, the property continues to impress. The private rear garden is low maintenance yet offers a fantastic blank canvas — primed for someone to create something just for them. There are 2 off road parking spaces and a low maintenance front garden.

- Spacious 3 Bed Detached Bungalow
- Modern Interior
- Kitchen With Integrated Hob/Oven
- Lounge & Dining Area
- 3 Double Bedrooms
- Gardens to the Front & Rear
- Popular Location - Nature Walks & Amenities
- Off Road Parking for 2 Vehicles
- NO CHAIN !!

£265,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		