ABODE
SALES & LETTINGS

Dovedale Close, Stapenhill, DEI5 0AW

Asking Price £245,000

https://www.abodemidlands.co.uk

This well-presented two-bedroom detached bungalow offers a bright and comfortable layout throughout, situated in a pleasant residential area within easy reach of local amenities and transport links. The property features two front-facing bedrooms, a spacious living room with access to a conservatory overlooking the rear garden, a fitted kitchen, a modern shower room, a driveway providing ample parking, and a detached garage. The home enjoys a peaceful setting with an attractive rear garden offering both privacy and space for outdoor enjoyment.

ABODE
SALES & LETTINGS

Accommodation

Accommodation

The accommodation is entered through a main side-facing entrance door, which serves as the primary front access to the home, leading into a welcoming hallway with doors off to the kitchen, shower room, living room, and bedrooms.

The living room is a generous space, filled with natural light from the rear patio doors which open into the conservatory. It includes a feature fireplace with a fitted surround and ample space for seating and furniture, creating a warm and relaxing setting.

Leading off the living room, the conservatory provides a lovely outlook over the rear garden and offers an ideal spot for dining or quiet relaxation, with sliding doors opening directly onto the patio.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink with drainer, space for appliances, and a freestanding cooker. A door provides convenient external access to the side pathway.

The shower room includes a modern suite comprising a corner shower cubicle with glass screen, wash hand basin, and a low-level WC, complemented by tiled walls and a double-glazed window providing natural light.

Both bedrooms are located to the front of the property. The main bedroom is a good-sized double

featuring built-in wardrobes and a wide double-glazed window overlooking the front garden. The second bedroom also benefits from built-in storage and a front-facing window.

Outside

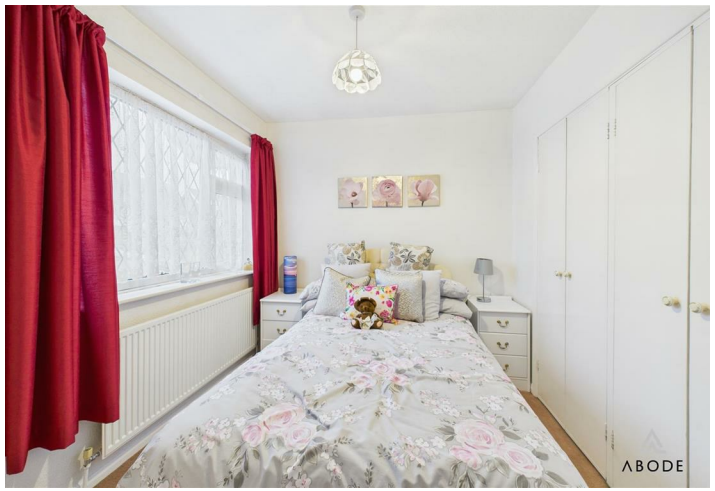
To the front, the property features a gravelled driveway providing off-street parking for multiple vehicles, leading to a detached garage offering additional parking or storage.

ABODE

ABODE

ABODE

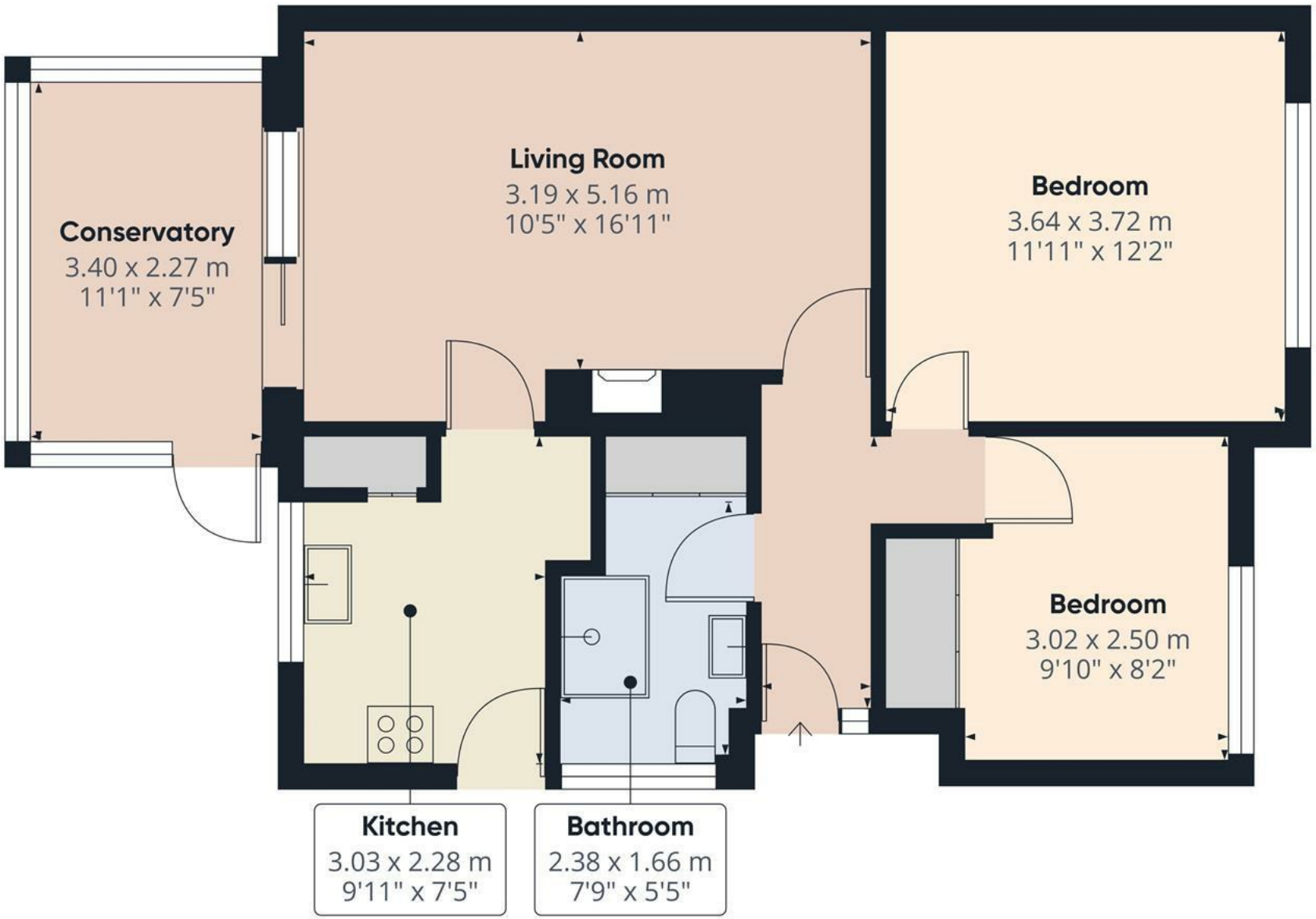
ABODE


ABODE

ABODE

There is also a neat lawned front garden with mature shrubs and a small tree.

The rear garden is a particular highlight, being well maintained with a paved patio area ideal for seating and outdoor dining, leading onto a lawn surrounded by mature borders and established plants. The garden enjoys a pleasant degree of privacy and is enclosed by timber fencing.



ABODE

Approximate total area(1)

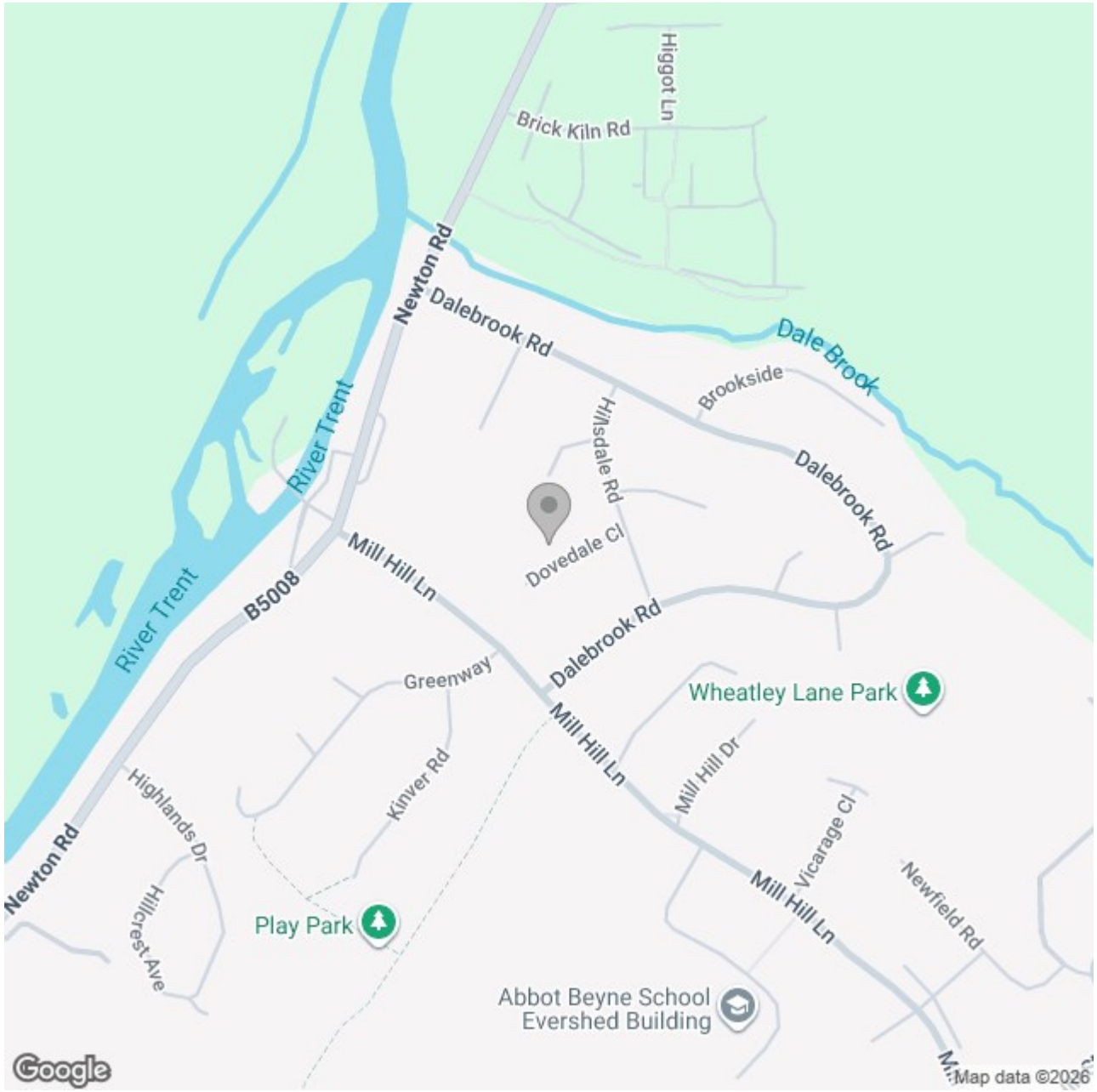
64.7 m²

697 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.