Scrivins & Co
Sales & Lettings

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9 IVY CLOSE, STOKE GOLDING, CV13 6HH

ASKING PRICE £280,000

NO CHAIN! Spacious three bedroom Dorma Bungalow in a quiet cul de sac in a popular village location. Sought after and convenient location within walking distance of the village centre including a shop, schools, doctors surgery, public houses, Ashby canal and good access to major road links. Well presented and benefiting from feature fireplace, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge diner, kitchen, bathroom and bedrooms. Two further bedrooms on the first floor. Carpets, blinds and light fittings included.







TENURE
Freehold
Council Tax Band D

ACCOMMODATION
UPVC SUDG front door to the

ENTRANCE HALLWAY
With radiator and tiled flooring. Two doors to two separate storage cupboards. White wooden interior door to

LOUNGE TO FRONT
15'10" x 11'5" (4.83 x 3.49)
With feature fireplace with a stone hearth and backing with an oak mantle surrounding incorporating a coal effect gas fire. Radiator, TV aerial point and wall lights. Opening through to





DINING ROOM TO REAR
7'6" x 12'5" (2.30 x 3.79)
With radiator and UPVC SUDG door to the rear garden. Door and stairway to the first floor with an under stairs storage cupboard. White wooden interior door to the inner hallway.



INNER HALLWAY
With radiator and wood panelled stable style door to

KITCHEN TO FRONT

14'4" x 8'6" (4.37 x 2.61)

With a range of floor standing fitted kitchen units with roll edge working surfaces above with inset stainless steel drainer sink with mixer taps. Oven with gas hob, under counter space for a fridge freezer and washing machine. Space and plumbing for a slimline dishwasher. Further range of matching wall mounted cupboard units, door to a storage cupboard with shelving, tiled flooring, tiled splashbacks and radiator. UPVC SUDG door to the side of the property.





SHOWER ROOM TO SIDE

6'10" x 5'9" (2.09 x 1.77)

With shower cubicle with main shower attachment and glass screen to side, low level WC, vanity sink unit with cupboard and drawers beneath, chrome heated towel rail, PVC wall panelling and extractor fan.





BEDROOM THREE
10'10" x 8'1" (3.32 x 2.48)
With fitted wardrobes with mirror fronted sliding doors and radiator.



FIRST FLOOR LANDING

BEDROOM ONE TO FRONT
11'7" x 10'7" (3.54 x 3.23)
With radiator and door to a large eaves storage space.



BEDROOM TWO TO FRONT
8'8" x 8'7" (2.66 x 2.62)
With radiator. Opening through to second part of the bedroom measuring (2.08m x 2.66m). Door to the large eaves storage space.

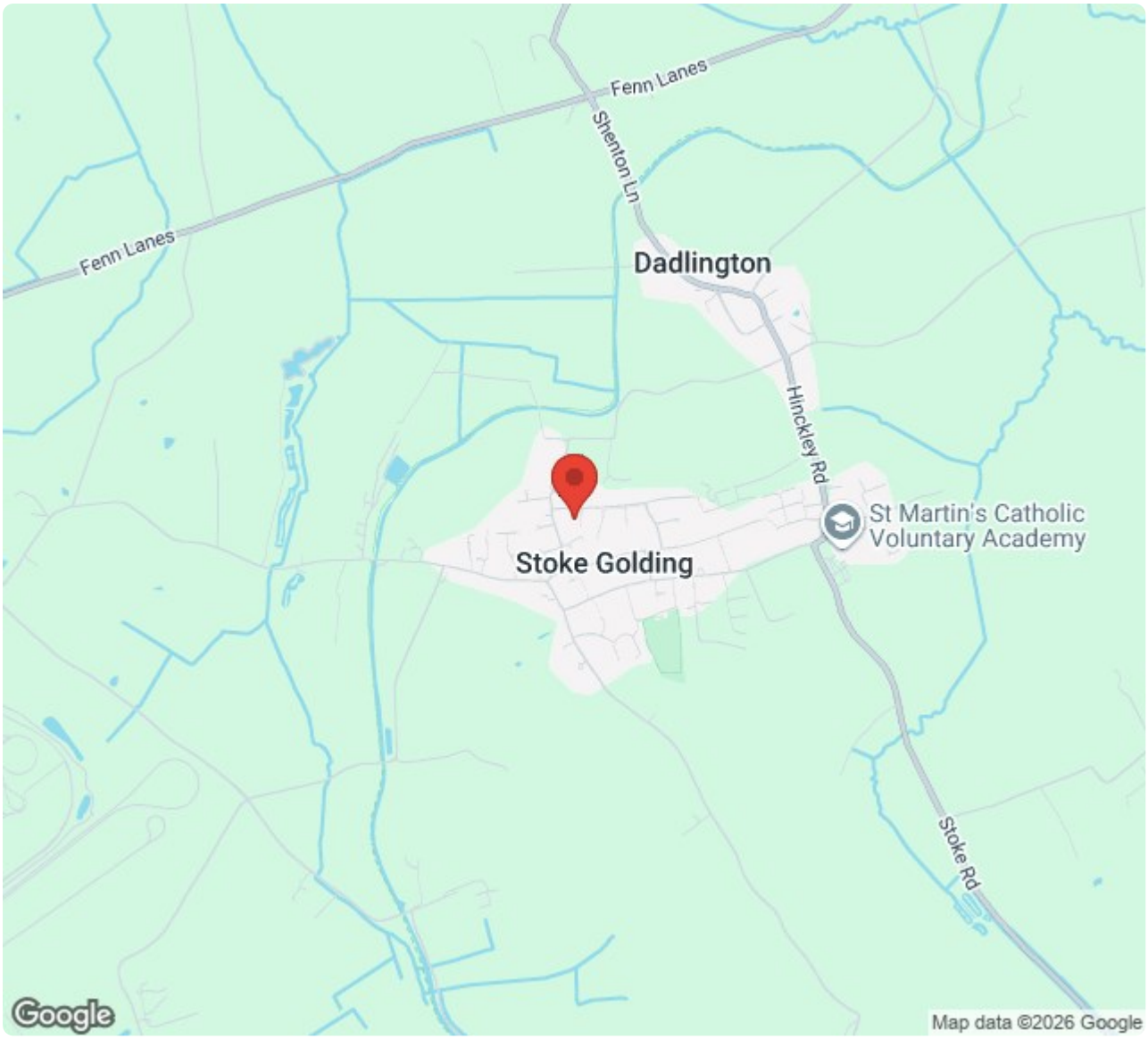




OUTSIDE
The property is nicely situated in a cul de sac with a block paved driveway leading down the left hand side of the property to the single garage and a further front garden area to the right hand side. A pedestrian gate offers access to the enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid in stone for easy maintenance with a feature central water feature and surrounding borders. At the bottom of the garden is a timber shed.

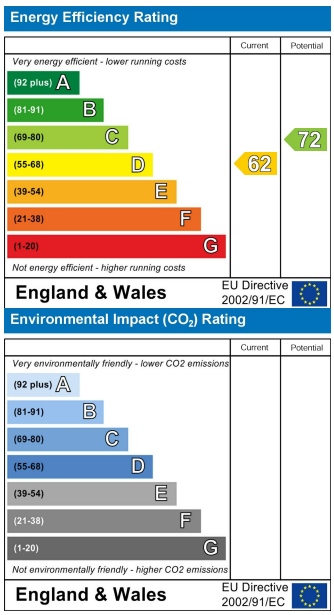












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