



Derwent Drive, Upper Stratton, SN2 7NL

offers in excess of **£290,000**

**richard  
james**





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freehold energy  
efficiency rating

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OFFERS IN EXCESS OF £290,000

A LARGE PLOT - GARAGE TO REAR - THREE BEDROOMS - POTENTIAL TO  
EXTEND STPP - NO ONWARD CHAIN

Nestled in the sought-after area of Stratton, this three-bedroom bungalow presents a fantastic opportunity for those seeking a comfortable home with potential for expansion. Set on a generous plot, the property offers the rare prospect to extend (subject to planning permission), allowing you to tailor the space to your specific needs and desires.

The spacious lounge at the rear of the bungalow not only provides a cozy and inviting atmosphere but also features doors that seamlessly connect the indoor living space to the expansive garden, creating a harmonious blend of indoor and outdoor living.

The layout includes two well-proportioned double bedrooms and a charming single bedroom, offering versatility for various living arrangements. The property is situated at the end of a chain, providing a smooth and straightforward process for prospective buyers.











Convenience is key, as this home is strategically located close to schools and shops, making daily errands and the school run a breeze. The popular neighborhood adds to the overall appeal, ensuring a welcoming community atmosphere.

In summary, this three-bedroom bungalow in Stratton not only offers a comfortable living space but also holds significant potential for those looking to customize and expand their home. Don't miss the chance to make this property your own and enjoy the benefits of living in a popular and well-connected area.

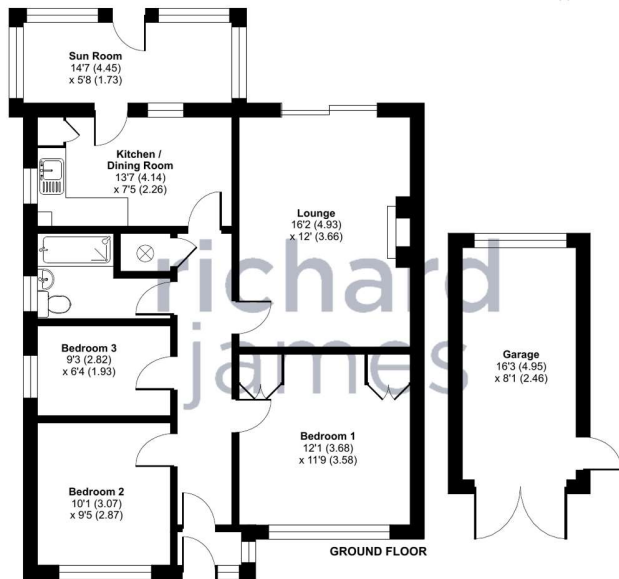
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Approximate Area = 887 sq ft / 82.4 sq m  
Garage = 130 sq ft / 12. sq m  
Total = 1017 sq ft / 94.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2023. Produced for Richard James. REF: 1060050

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Grange Drive | Stratton | SN3 4LA

## exceptional service

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- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
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3. All Measurements are approximate.

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