



£349,950

James Street, Leabrooks DE55 1LY

Bungalow | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Well Presented Detached Bungalow
- Extended and Improved throughout
- Three Bedrooms
- En-suite to Master Bedroom
- Extensive Wet Room (ideal for disabled relatives)
- Open Plan Living Kitchen
- Conservatory
- Driveway and Garage
- Enclosed Private Rear Garden
- Viewing High Recommended

## Property Description

A unique opportunity to acquire this superbly presented and much extended and improved large detached bungalow located within a sought after residential position.

## Main Particulars

Derbyshire Properties are delighted to present this substantial bay fronted detached bungalow that has been significantly extended and improved throughout. Internally the property offers well presented and proportion living spaces and comprises of:- spacious reception hall, living room with a log burner, double front bedroom, extensive wet room (ideal for disabled relatives) large master suite with ensuite shower facility, additional double bedroom, family bathroom, extensive open plan living kitchen with attached conservatory, and integral Double Garage with large driveway.

We believe the property would suit numerous potential buyers including extended families, those with elderly relative wishing to live together and family members with disabilities requiring an adapted home.

The property is a true rarity to hit the open market and an internal inspection is essential to avoid disappointment.

### Reception Hall

Entered via a double glazed sealed unit door with two adjoining obscured side panels from the front elevation, large spacious reception hall, wall mounted radiator with decorative cover, decorative dado rail, coving to ceiling.

### Living Room

16'4 x 11'9 (4.99m x 3.59m)

with feature double glazed bay window to the front elevation, additional window to the side elevation, decorative coving, radiator with decorative cover. The feature focal point of the room is an inset cast-iron log burning fire with raised marble hearth, and decorative wooden surround with tiled backdrop.

### Bedroom One

16'1 x 11'10 (4.92m x 3.61m)

With double glaze window to the rear elevation, decorative coving to ceiling, wall mounted double radiator and internal door, accessing the ensuite shower facility

### En-Suite

6'10 x 5'2 (2.09m x 1.60m)

briefly comprising of a WC, pedestal wash handbasin, corner shower enclosure with wall mounted electric shower attachment over and a range of base mounted storage units with modern flat edged worksurface. Full tiling to walls, double glazed obscured window, vinyl floor covering, wall mounted chrome heated towel rail and ceiling mounted extractor fan.

### Bedroom Two

14'5 x 11'9 (4.41m x 3.59m)

with double glazed bay window to the front elevation, decorative coving, wall mounted radiator, space for bedroom furniture. Sliding internal door gives access to wet room.

#### Wet Room

(ideal for elderly or disabled relative), comprising of a pedestal wash, handbasin, state of the art, WC and large shower/wet room with central drainage. Main Street Shower attachment, wall mounted radiator, spotlighting and extractor fan.

#### Family Bathroom

7'11 x 6'10 (2.42m x 2.10m)

spacious, three-piece suite comprises of WC, pedestal wash handbasin, and wood panelled bath. Fully tiled walls, ceiling mounted extractor fan, double glazed obscured window, wall mounted chrome heated towel rail and ceramic tile floor covering.

#### Bedroom Three

13'3 x 9'11 (4.04m x 3.04m)

with double glaze window to the side elevation, wall mounted radiator, decorative coving, TV point.

#### Open Plan Living Kitchen

26'2 x 13'6 (7.98m x 4.12m)

Kitchen area: comprising of a range of matching wall and base mounted units with rolltop worksurfaces, incorporating stainless steel sink, drainer with mixer taps, undercounter space and plumbing for washing machine and dishwasher, space for double range with stainless steel extractor canopy over, space for American style, fridge freezer, tiled floor covering, wall mounted radiator, double glazed window to the side elevation and decorative coving to ceiling

Living/dining area: with wood floor covering, TV point, wall mounted radiator with decorative cover, and double glazed French doors accessing the attached conservatory.

#### Conservatory

22'3 x 8'8 (6.80m x 2.64m)

This larger than average Conservatory benefits from tiled floor covering, UPVC units with pitched roof, wall mounted radiator, wall mounted shelving and doors leading out onto the rear garden and inner hallway.

#### Outside

Front garden- the frontage to the property has been block paved and provides a useful drive in drive out parking area that can house 4 to 5 vehicles. This gives access to an integral double garage with electric roller door, light and power. Gated access to the side elevation leads to the rear of the property.

Rear garden access by a side gate or conservatory. This fully enclosed private rear garden benefits from a paved patio area with covered seating area, pathways, inset lawn, Stocked flowerbeds and borders and raised landscape, garden, housing shed, and greenhouse. Security lighting, log store an outside tap.

#### Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

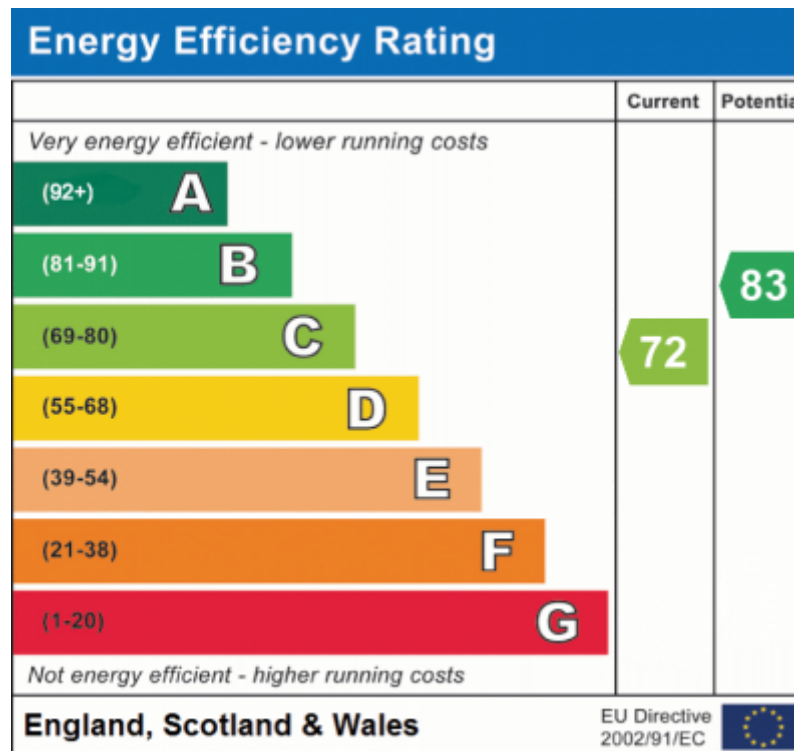
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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