



£300,000

Home Farm Drive, Derby DE22 2UP

Detached Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Detached Bungalow
- 2/3 Bedrooms
- Side Extension & Rear Conservatory
- Professionally Landscaped Gardens
- Large Driveway & Detached Garage
- Quiet Residential Location
- No Chain
- Viewing Advised
- COUNCIL TAX BAND D

Property Description

Offered with no upwards chain is this spacious and extended detached bungalow located in highly regarded area.

Main Particulars

Derbyshire Properties are delighted to present this spacious and extended detached bungalow located in popular residential area. The property briefly comprises of:- side entrance hall, guest cloakroom/WC, shower room, two double bedrooms, large lounge/dining room, kitchen, dining room (potential third bedroom) conservatory and utility room. Externally, the property offers low maintenance, professionally landscaped gardens with large driveway and detached garage.

Home Farm Drive is conveniently situated for excellent local amenities, including those at the Park Farm Shopping Centre. There is good access into the City Centre, all major roads and Derby University.

Side Entrance Hall

Entered via composite door with adjoining window from the side elevation, wall mounted single radiator and a range of useful storage cupboards. Ceiling mounted loft access points and internal doors providing access to a guest cloakroom, living room, bedrooms and shower room.

Guest Cloakroom/WC

Comprising of a two-piece suite to include WC and corner mounted vanity unit with tiled splashback. Double glaze obscured window to side elevation and wall mounted single radiator.

Shower Room

2.43m x 1.78m (8' 0" x 5' 10") Comprising of a three-piece suite to include low-level WC, large vanity unit with storage cupboards and shower enclosure with wall mounted electric shower and attachment. Fully tiled walls, double glazed obscured window, wall mounted chrome heated towel rail.

Bedroom 1

4.61m x 3.03m (15' 1" x 9' 11") This well proportion room has a double glazed window to the front elevation, wall mounted radiator, decorative coving to ceiling and a large range of fitted bedroom furniture. The room could potentially lend itself to include an en-suite facility (subject to planning and building advice).

Bedroom 2

3.29m x 2.58m (10' 10" x 8' 6") With double glazed window to the front elevation, wall mounted radiator and decorative coving to ceiling.

Large Lounge/Dining Room

3.57m x 7.21m (11' 9" x 23' 8") This beautiful and spacious light and airy room benefits from a large double glazed window to the rear elevation providing views over the garden. Wall mounted radiators, decorative coving and TV point. The focal point of the room is a gas fire with decorative surround, marble backdrop and raised hearth.

Kitchen

3.63m x 2.53m (11' 11" x 8' 4") Comprising of range of wall base mounted units with roll-top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Integrated double oven, 4 ring gas hob with pull out extractor over, under counter space and plumbing for slimline dishwasher. Useful floor to ceiling larder cupboard, wall mounted radiator, tiled floor covering and double glazed window and door to the side elevation.

Utility (Side Extension)

3.57m x 1.80m (11' 9" x 5' 11") This useful addition to the kitchen provides extra storage and working space. It has double glazed windows to the front and side elevations and door leading to the rear garden. Space and plumbing for automatic washing machine, space for fridge/ freezer, wall mounted radiator and vinyl floor covering.

Dining Room (Original Bedroom 3)

3.62m x 2.64m (11' 11" x 8' 8") With wall mounted radiator, decorative coving to ceiling and UPVC sliding patio doors leading to :-

Conservatory

3.14m x 2.46m (10' 4" x 8' 1") Constructed with a brick base and UPVC units. Double glazed French doors provide access to the rear garden and bespoke blinds provide privacy from neighbouring properties.

Outside

To the front elevation is a large driveway providing parking for 2 to 3 vehicles that leads to the side elevation and onto a detached garage with up and over door light and power. A shaped flower bed/rockery with inset planting and gravelled borders completes the frontage.

The rear garden has been professionally landscaped with a sizable paved patio taking centre stage. Raised flowerbeds with a range of stocked plants and flowers, mature shrubbery provides high degrees of privacy, enclosed by timber fence boundaries.

Bespoke iron gates with attached railings provide access to the driveway from the rear garden and also offer a degree of security.

Disclaimer

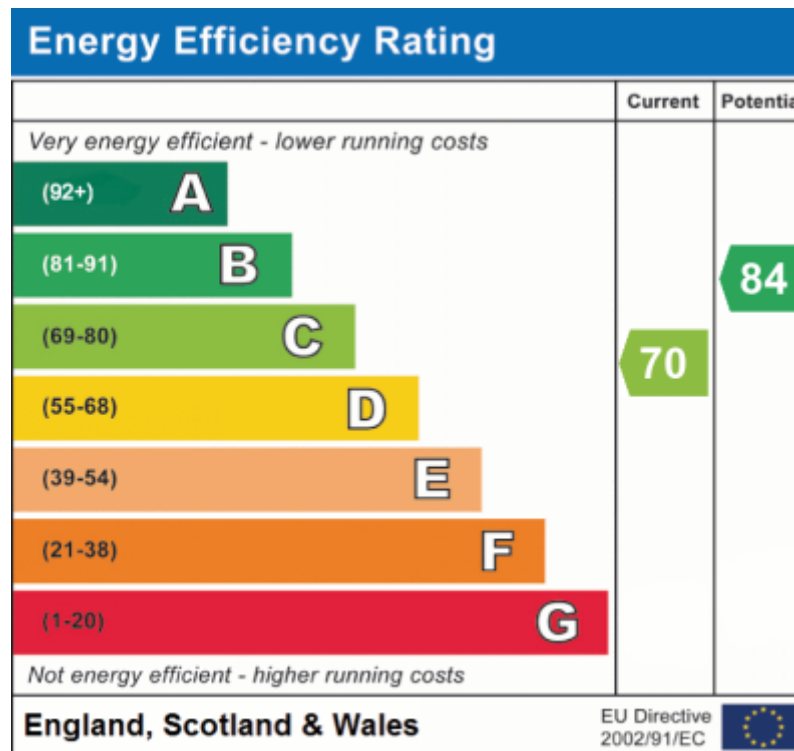
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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