



£250,000

Nursery Avenue, West Hallam DE7 6JB

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Extended Detached Bungalow
- Two Bedrooms
- Recently Refurbished
- Driveway
- Low Maintenance Garden
- Vacant Possession
- No Upward Chain
- Council tax band C

## Property Description

An opportunity to acquire this extended, newly refurbished, spacious two double bedroom detached bungalow located in popular residential area, offered for sale with NO CHAIN

## Main Particulars

Derbyshire Properties are pleased to offer for sale this extended, newly refurbished two bedroom detached bungalow located in the highly sought-after area of West Hallam. The property briefly comprises :- side entrance hallway, two double bedrooms, bathroom, extended lounge/dining room and kitchen. To the outside there is a low maintenance garden with lawn frontage and side driveway providing parking for approximately three vehicles. The rear garden has been paved and gravelled for low maintenance and also houses a detached workshop. We believe the property would ideally suit those looking to downsize. The property also offers immediate vacant possession with no chain

Ground Floor

Side Entrance Hall

With double glazed sealed unit door leading in from the side elevation into a spacious and entrance hall with wood floor covering, wall mounted radiator, decorative coving, spotlights and loft access to ceiling and useful utility cupboard

Living Area/Dining Area

Living Area 5.24m x 3.24m (17' 2" x 10' 8")

Dining Area 3.20m x 3.14m (10' 6" x 10' 4")

(Extension to rear) this spacious light room has three wall mounted radiators, TV point, decorative coving and windows to the rear and side elevations. Internal door leads to:-

Kitchen

2.72m x 2.47m (8' 11" x 8' 1")

Comprising of a range of wall and base mounted matching units with modern flat edged worksurface incorporating a single sink drain unit with mixer taps and tile splashback areas. Part tiling to walls, under cupboard lighting, space and plumbing for washing machine, integrator electric oven, induction hob and extractor, integrated fridge freezer, wood floor covering, decorative coving, spotlighting and double glazed window and door to the rear and side elevations.

Bathroom

1.46m x 2.46m (4' 9" x 8' 1")

Comprising of a modern three-piece White sweet to contain WC, pedestal wash handbasin and panel bath with wall mounted electric shower and attachment over. Ceiling mounted extractor fan, double glazed obscured window, wall mounted radiator and tiled floor covering.

Bedroom One

3.79m x 3.24m (12' 5" x 10' 8")

Double glazed bay window to the front elevation, wall mounted radiator and space for bedroom furniture

#### Bedroom Two

2.80m x 2.47m (9' 2" x 8' 1")

With double glazed window to the front elevation, warm mounted radiator, decorative coving to ceiling and fitted triple wardrobe provides ample storage and hanging space.

#### External

#### Outside

The front garden has been mainly laid to lawn with stocked flowerbed and paved frontage. The side aspect is a large driveway that provides parking for approximately three vehicles and provide access to a detached concrete sectional workshop/ outbuilding. The rear garden has been landscaped for low maintenance and offers and shaped paved pathway and seating area, raised patio and gravel borders all enclosed by timber fenced boundaries

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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