



£225,000

Bryony Close, Derby DE21 2DP

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Detached Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Corner Plot Position
- Driveway & Garage
- Quiet Cul-De-Sac Location
- Ideal Downsize
- Council Tax Band B

Property Description

An excellent opportunity to acquire a well-presented two-bedroom detached bungalow, occupying a corner plot with driveway, garden, and garage, and situated within a quiet cul-de-sac.

Main Particulars

This charming 2-bedroom detached bungalow occupies a desirable corner plot in the highly sought-after area of Oakwood. Located within a quiet cul-de-sac, the property offers a peaceful setting while remaining within easy reach of local amenities and excellent transport links, including the A52 and A38.

A spacious lounge/dining room, filled with natural light and ideal for both relaxing and entertaining. A bright conservatory to the rear provides a tranquil space to unwind while enjoying views of the attractive corner garden. The bungalow also features a fitted kitchen, two well-proportioned bedrooms, and a modern shower room, making single-level living practical and comfortable.

Externally, the property benefits from low-maintenance gardens, a driveway, and a detached brick-built garage, offering ample parking and storage. The generous corner plot provides a sense of space and privacy, perfect for outdoor entertaining, gardening, or simply enjoying the tranquillity of the surroundings.

With minimal passing traffic and a quiet cul-de-sac location, this home is ideal for those seeking a relaxed pace of life without compromising on convenience, with easy access to local shops, schools, and public transport, ensuring everyday essentials are never far away.

Entrance Porch

Entered via a UPVC door with adjoining obscured window to the front elevation. Two obscured side windows, tiled flooring and a hardwood door leading into the entrance hallway.

Entrance Hall

With wall-mounted radiator, decorative coving to the ceiling and useful utility/storage cupboard.

Kitchen

Fitted with a range of wall and base mounted units with roll-top work surfaces incorporating a 1½ bowl sink and drainer with mixer tap. Under-counter space and plumbing for a washing machine, space for a fridge/freezer, gas cooker point with extractor canopy over, vinyl floor covering, under-cupboard lighting and a double-glazed bay window to the front elevation.

Lounge/Diner

A spacious reception room located to the rear of the property, featuring wall-mounted radiators, decorative wall lighting and a double-glazed window overlooking the rear garden. Internal French doors provide access to the conservatory. The focal point of the room is a wall-mounted gas fire with decorative surround and raised tiled hearth.

Conservatory

A valuable addition to the original build, constructed from UPVC units with a brick base and tiled floor covering, offering views over and access to the rear garden.

Bedroom 1

With double-glazed window to the rear elevation, wall-mounted radiator, decorative coving and space for wardrobes.

Bedroom 2

With double-glazed window to the front elevation, wall-mounted radiator and space for bedroom furniture.

Shower Room

Comprising of a 3 piece suite that contains a encased WC, Wall mounted vanity unit and large shower enclosure with wall mounted mains fed shower and attachment over. Fully tiled walls, double glazed obscured window and wall mounted heated towel rail.

Outside

The property occupies a generous corner plot with two lawned garden areas divided by a block-paved, sweeping driveway providing parking for two vehicles and access to a brick-built detached garage with up-and-over door, light and power. The rear garden features two lawned areas divided by a paved pathway, a greenhouse and is fully enclosed by timber fencing.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		90
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Telephone: 01773 832355

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