



£219,950

Tor Avenue, Riddings DE55 4AH

Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Bungalow In Desirable Location
- Driveway & Garage
- Impressive Plot
- Requiring A Scheme Of Modernisation
- No Upward Chain
- Two Double Bedrooms
- Walking Distance To Local Amenities
- Ideal For Access to A38 & M1
- Vacant Possession

## Property Description

Derbyshire Properties are delighted to present this two bedroom detached bungalow on much sought after residential estate in Riddings. Offered 'For Sale' with no upward chain, this property benefits from sizeable rear garden and off street parking for several vehicles. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this two bedroom detached bungalow on much sought after residential estate in Riddings. Offered 'For Sale' with no upward chain, this property benefits from sizeable rear garden and off street parking for several vehicles. We recommend an early internal inspection to avoid disappointment.

Internally, the home offers single storey living and briefly comprises; Entrance Hall, Lounge, Kitchen, Bathroom and two impressive double Bedrooms. Externally, this double fronted detached property benefits from sizeable plot with front garden and accompanying mature shrubbery. Driveway for several vehicles extends to detached garage via side elevation where gated access to rear is located. The rear enclosed garden is a fabulous area with large entertaining patio, lawn space and mature shrubbery throughout forming the ideal area to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

### Entrance Hall

Accessed via UPVC double glazed door to front elevation with carpeted flooring, wall mounted heater, fitted cupboard space for storage and doorways to;

### Living Room

With double glazed window to front elevation, carpeted flooring & stone fireplace.

### Kitchen

Featuring an oak range of base cupboards and eye level units, worktops over and tiled splashbacks. Inset sink sits beneath double glazed window whilst fitted appliances include hob with accompanying extractor hood, oven and microwave oven. Tiled flooring runs throughout whilst UPVC double glazed obscured door accesses rear garden.

### Bathroom

A tiled three piece suite comprising; Corner shower cubicle, pedestal handwash basin and low level WC. Wall mounted electric towel rail, double glazed obscured window to rear elevation and extractor unit completes the space.

### Bedroom One

With double glazed window to front elevation, carpeted flooring and full length fitted wardrobe space.

### Bedroom Two

With double glazed sliding doors opening to rear garden, carpeted flooring and fitted store space.

### Outside

Externally, this double fronted detached property benefits from sizeable plot with front garden and accompanying mature shrubbery. Driveway for several vehicles extends to detached garage via side elevation where gated access to rear is located. The rear enclosed garden is a fabulous area with large entertaining patio, lawn space and mature shrubbery throughout forming the ideal area to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

#### Council Tax

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

#### 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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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= RAINBOW IN REALTY =

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