



£425,000

Ferrers Way, Derby DE22 2BE

Detached Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Superb Detached Bungalow
- No Chain/ Vacant Possession
- Fully Renovated & Extended
- Professionally Landscaped Gardens
- Large Driveway & Garage
- Closely Situated to 'Park Farm' Shopping Complex
- Beautiful Open Plan Kitchen/Diner
- 4 Piece Bathroom
- Viewing Absolutely Essential
- Council Tax Band C

Property Description

An opportunity to acquire this superbly renovated and extended detached bungalow in the highly regarded village of Allestree, offering stylish modern living throughout and finished to a high standard.

Main Particulars

Derbyshire Properties are delighted to present this beautifully renovated and spacious detached bungalow, thoughtfully transformed by the highly regarded Chevin Homes. Situated in the ever-popular village of Allestree, the property has undergone a comprehensive programme of refurbishment and extension, now offering stylish and contemporary living throughout.

The accommodation briefly comprises a welcoming side entrance hallway, two generous double bedrooms, a modern four-piece bathroom suite, a spacious living room, and an impressive open-plan living kitchen/diner enjoying views over the rear garden.

Externally, the property features a block-paved driveway providing off-road parking for multiple vehicles, leading to an attached garage. Both the front and rear gardens have been professionally landscaped, mainly laid to lawn and enhanced with mature hedgerows and well-maintained boundary walls, offering a pleasant and private outdoor setting.

Ideally located close to local amenities, just a short distance from Park Farm Shopping Centre, the property benefits from convenient access to a wide range of local amenities, services, and transport links.

Early viewing is strongly recommended to fully appreciate the quality, finish, and lifestyle opportunity this exceptional home provides.

Side Entrance Hall

Accessed via a composite door to the side elevation, this light and welcoming space features a wall-mounted radiator and ceiling spotlights.

Living Room

Located to the rear, this spacious reception room enjoys a double glazed window to the side elevation and French doors with adjoining windows overlooking the rear garden. Features include a wall-mounted radiator, TV point, and a contemporary wall-mounted electric fire with decorative surround and marble-effect backdrop.

Bedroom 1

A generous double bedroom with double glazed window to the front elevation, wall-mounted radiator, TV point, and ample space for wardrobes.

Bedroom 2/Dining Room

A versatile double room with double glazed window to the front elevation and wall-mounted radiator, offering flexibility as a second bedroom or formal dining space.

Open-Plan Kitchen/Diner

A superb rear extension featuring a pitched roof with inset spotlights and French doors opening onto the garden. The kitchen is fitted with a range of modern wall and base units with complementary work surfaces, incorporating a sink with mixer tap and splashback tiling. Integrated appliances include an AEG electric oven, induction hob with extractor hood, dishwasher, fridge/freezer and washing machine. Further benefits include wood flooring, wall-mounted radiator, side window, and a breakfast

bar seating area.

Bathroom

A beautifully appointed four-piece suite comprising low-level WC with vanity unit, panelled bath, and separate shower enclosure with mains-fed shower. Additional features include tiled flooring, part-tiled walls, chrome heated towel rail, ceiling spotlights, extractor fan, and an obscure double glazed window to the side elevation.

Outside

To the front, a professionally landscaped garden is mainly laid to lawn with wall and fenced boundaries. A spacious block-paved driveway provides off-road parking for several vehicles and leads to an attached garage with up-and-over door, light, and power.

A covered side access pathway leads to the rear garden, which features a paved entertaining terrace directly outside the kitchen and living areas. This opens onto a further lawned garden, divided by a paved pathway and enclosed by timber fencing and hedgerow boundaries. External lighting and a water tap are also provided.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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	

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