



Tresillian Close  
Darley Abbey DERBY



### Property Description

We are delighted to bring to market this deceptively spacious, semi-detached bungalow on the sought after Tresillian Close in Darley Abbey.

The accommodation comprises two bedrooms, bathroom, lounge through diner, kitchen, sunroom and utility room.

The property benefits from having off road parking, a garage and a private rear garden.

It offers a lot of potential to extend or simply refurbish as it has previously undergone a full rewire throughout.

Tresillian Close is being sold with no upward chain so an early viewing is highly advised.

### Entrance Hallway

Accessed via the aluminium framed, frosted double glazed front door, carpeted flooring, one radiator, built in storage cupboard and access to the loft which is equipped with a wooden pull down ladder, lighting, is insulated and part boarded.

### Lounge

21' 10" max x 10' 11" max ( 6.65m max x 3.33m max )

Carpeted flooring, one radiator, UPVC doubled glazed window to the front elevation, gas fire and surround, wooden framed with glass panel door to the rear elevation accessing the sunroom.

### Kitchen

8' 4" plus recess x 13' max ( 2.54m plus recess x 3.96m max )

Carpeted flooring, matching wall and base units with tiled splashback, stainless steel sink and drainer, space for a cooker and fridge-freezer, one radiator, wall mounted boiler, built in storage cupboard, aluminium framed, frosted double glazed door and window to the side elevation and a window to the rear.

### Sunroom

9' x 10' 6" ( 2.74m x 3.20m )

Carpeted flooring, aluminium framed, double glazed windows to the rear, door to the side accessing the utility room.

### Utility Room

9' 7" max x 5' 11" ( 2.92m max x 1.80m )

Carpeted flooring, base units, aluminium framed, double glazed door and window to the rear elevation accessing the garden, aluminium framed, frosted double glazed window to the side elevation.

## Bedroom One

9' 11" x 10' 3" plus wardrobes ( 3.02m x 3.12m plus wardrobes )

Carpeted flooring, one radiator, aluminium framed, double glazed window to the front elevation, fitted wardrobes and furniture.

## Bedroom Two

9' 5" x 8' 7" max ( 2.87m x 2.62m max )

Carpeted flooring, one radiator, aluminium framed, double glazed window to the side elevation, built in storage.

## Bathroom

Carpeted flooring, bath with overhead shower, WC, pedestal sink, airing cupboard, aluminium framed, frosted double glazed window to the side elevation.

## Outside

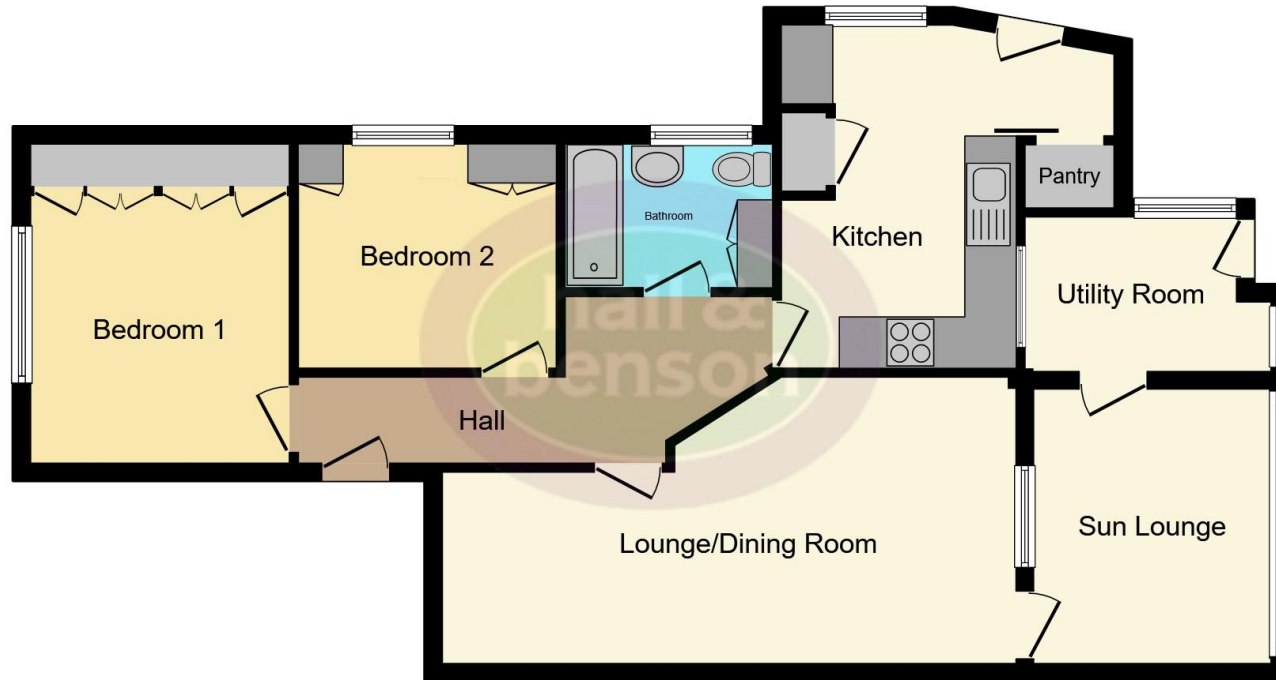
To the front of the property is a single driveway leading to a garage, a mature garden and a slabbed path leading to the front door.

To the rear of the property is a West facing garden inhabiting a paved patio area, lawn, small trees and flower beds.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
DERBY DE22 2QQ

**EPC Rating: D**

Tenure: Freehold

**[check out more properties at hallandbenson.co.uk](http://hallandbenson.co.uk)**



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR101536 - 0002