



Hardwick Avenue
Allestree Derby



Property Description

Hall & Benson are delighted to bring to market this very well presented, detached bungalow in the sought after residential area of Allestree.

The accommodation comprises two double bedrooms, bathroom, kitchen, snug and lounge/diner. Externally, the property offers ample parking for three vehicles on the tarmac driveway, as well as space on the slated area to the front. The rear offers a patio area, lawn, pergola area and summer house which is equipped with lighting and electrics.

Entrance Porch

Composite front door, laminate flooring, UPVC double glazed window to the side elevation, door to access the hallway.

Hallway

Laminate flooring, one radiator, access to the loft which is fully insulated, part boarded, equipped with lighting and a wooden drop down ladder.

Lounge / Diner

Lounge

13' 11" x 10' 11" into recess (4.24m x 3.33m into recess)

Carpeted flooring, two radiators, two UPVC double glazed windows to the side elevation, log burner fire, open to dining room.

Dining Room

6' 11" x 9' 7" (2.11m x 2.92m)

Carpeted flooring, UPVC double glazed window to the side elevation, UPVC double glazed bi-fold doors to the rear elevation.

Snug

6' 11" x 10' 9" (2.11m x 3.28m)

Carpeted flooring, airing cupboard, composite door and UPVC double glazed window to the rear elevation.

Kitchen

10' 9" x 13' 4" (3.28m x 4.06m)

Tiled flooring, wall and base units, large smeg cooker with extractor fan above, sink and drainer with mixer tap, space for a washing machine and fridge-freezer, integrated tumble dryer, one radiator, UPVC double glazed window to the side elevation.

Bedroom One

12' 5" max x 10' 11" (3.78m max x 3.33m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation with shutters.

Bedroom Two

12' 3" max x 9' 6" (3.73m max x 2.90m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation with shutters.

Bathroom

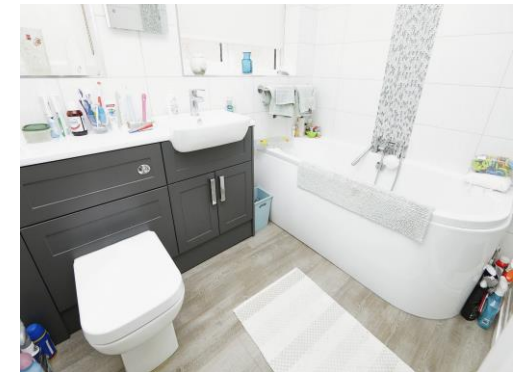
Laminate flooring, tiled walls, bath, shower cubicle, vanity WC and sink with mixer tap, heated towel rail, two UPVC double glazed frosted windows to the side elevation.

Outside

To the front and side of the property is a tarmac driveway which spans the length of the bungalow leading to the garage, directly to the front is a slated area bordered with raised flower beds. To the rear is a paved patio, lawn area inhabiting small trees with a slab path leading to the rear, a raised pergola area, wooden summer house equipped with electrics, greenhouse, shed and raised flowers beds.

Garage

Double doors to the front elevation, lighting and electrics, UPVC pedestrian door to the side elevation.









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

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EPC Rating: D

Tenure: Freehold

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