



Not for marketing purposes INTERNAL USE ONLY

West Close
Darley Abbey Derby

West Close Darley Abbey Derby DE22 2BT

for sale
£300,000



Property Description

This two-bedroom detached bungalow offers huge potential for extension, modernisation, or redevelopment (subject to planning). Located at the end of a quiet cul-de-sac, West Close benefits from a large driveway, detached garage, and spacious gardens-making it ideal for downsizers, developers, or buyers seeking a home to personalise.

This is a rare opportunity to purchase a bungalow on such a sizeable plot in a highly desirable location, with excellent access to local amenities and transport links.

Allestree is one of Derby's most sought-after residential areas, popular for its green spaces, friendly community, and excellent amenities. 1 West Close is ideally positioned close to Allestree Park, Markeaton Park, and just a short drive from Derby city centre. Local amenities include supermarkets, cafes, independent shops, and the Park Farm Shopping Centre. There are also well-regarded schools and strong transport links via the A38 and A6.

Lounge

4'0 X 6'3 metres

A spacious and light-filled living room with a large front-facing window, offering plenty of room for lounge furniture.

Kitchen

2'7 plus recss X 5'5 into recess

A well-proportioned kitchen with ample worktop space and fitted units, offering direct access to the rear garden. There is great scope here for modernisation or reconfiguration to suit individual needs.

Bedroom One

13'0 X 3'5

A generous double bedroom with a large window

Bedroom Two

3'8 X 5'5 into recess

A comfortable second bedroom

Family Bathroom

Fitted with a traditional three-piece suite, including bath, basin, and WC









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating:
 Awaited

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Tenure: Freehold



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