



Thorpelands Drive  
Allestree Derby



### Property Description

Located in the sought-after area of Allestree, this beautifully presented two-bedroom bungalow features a generous lounge, fitted kitchen, garden room and a fitted shower room. There is also a private garden to the rear.

Benefiting from double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature central fireplace; fitted kitchen; garden room with French doors opening to the rear patio; double bedroom with fitted wardrobes; second bedroom with plenty of storage space and a fitted shower room.

To the front of the property is a neat low maintenance fore-garden with off-street parking. To the rear is a generous garden space.

Thorplands Drive is conveniently located close to local shops including the Park Farm Shopping Centre, well regarded schools, public transport routes and road links with the A6 and A38 road networks.

An internal viewing is highly recommended to fully appreciate the size, standard and location of the accommodation on offer.

### Lounge

14' 9" x 11' 7" ( 4.50m x 3.53m )

Fully double glazed spacious lounge with feature central fireplace.

### Kitchen

8' 7" x 8' ( 2.62m x 2.44m )

Fitted kitchen with integrated appliances.

### Conservatory

11' 9" x 8' 1" ( 3.58m x 2.46m )

Perfect area for a snug with french doors leading to the garden.

## **Bedroom One**

10' 6" x 10' 1" ( 3.20m x 3.07m )

Double bedroom with fitted wardrobe space, located to the rear.

## **Bedroom Two**

11' 7" x 6' 1" ( 3.53m x 1.85m )

Single bedroom with fully fitted bed and wardrobe units.

## **Bathroom**

Fitted kitchen including WC, basin and shower.

## **Outside**

### **Front**

To the front there is off street parking for one vehicle.

### **Rear**

To the rear there is an enclosed low maintenance garden.









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E7 Park Centre Park Farm Drive  
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EPC Rating: D    Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
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Tenure: Leasehold



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This is a Leasehold property with details as follows; Term of Lease 99 years from 16 May 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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