



Not for marketing purposes INTERNAL USE ONLY

Willson Road
Littleover DERBY

Willson Road Littleover DERBY DE23 1BZ

for sale offers in the region of
£350,000



Property Description

Hall & Benson are pleased to present this spacious two bedroom detached bungalow available with no upward chain.

The accommodation on offer briefly comprises: Entrance hall; lounge, breakfast kitchen leading on the the conservatory; two double bedrooms; bathroom with a three-piece suite and shower over the bath; separate WC.

Outside, the property boasts a sizeable rear garden, mainly laid to lawn with patio, pathways and seating area, as well as gated side access to the property, garden, two detached single garages and the outhouse. To the front of the property, a paved driveway provides access and ample off road parking, surrounded by mature shrubs.

Willson Road is conveniently situated for local amenities, including shops and schools, as well as excellent road and public transport links to Derby, Derby Royal Hospital, Rolls-Royce Sinfin and beyond.

Porch

Entrance Hallway

Having a double glazed front door leading into the hallway with a radiator by the door.

Lounge

14' 5" x 10' 9" (4.39m x 3.28m)

Having a feature fireplace and double glazed bay window to front aspect.

Kitchen

18' 3" x 8' 9" (5.56m x 2.67m)

A fitted kitchen with a range of fitted eye and base units, inset composite sink top with side drainer, hot and cold mixer tap , inset four burner gas hob with concealed extractor unit over, eye level gas double oven and grill, complementary ceramic tile splash backs.

Conservatory

24' 2" x 6' 4" (7.37m x 1.93m)

Well maintained conservatory. with french doors to the patio.

Bedroom One

11' 9" x 10' 2" (3.58m x 3.10m)

Having fitted wardrobes, radiator, and double glazed window to front aspect.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

Having fitted wardrobes. It has a radiator and looks out onto the UPVC conservatory with access to the garden.

Bathroom

Three piece suite, separate shower, basin and W.C

Outside Front

Outside Rear

Garage One

13' 6" x 22' 4" (4.11m x 6.81m)

Garage Two

14' 2" x 11' 2" (4.32m x 3.40m)

Agent Note

This property also has the potential to convert the rear garage into extra bedrooms subject to planning permission.









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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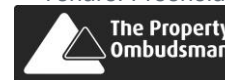
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Tenure: Freehold



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