



Wessington Mews  
Allestree Derby





### Property Description

Located in the sought-after area of Allestree, this beautifully presented and modernised two-bedroom bungalow features a generous lounge, fitted kitchen, garden room and a modern fitted shower room. There is also a landscaped private garden to the rear benefiting from a gazebo area and a hand built shed.

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 a fitted bed and plenty of storage space and a modern fitted shower room.

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

Wessington Mews 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

11' 6" x 14' 9" ( 3.51m x 4.50m )

Fully double glazed spacious lounge with feature central fireplace.

### Kitchen

7' 8" x 8' 8" ( 2.34m x 2.64m )

Fitted kitchen with integrated appliances.

### Conservatory/Garden Room

12' 1" x 4' 8" ( 3.68m x 1.42m )

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' 2" ( 3.53m x 1.88m )

Single bedroom with fully fitted bed and wardrobe units.

## Shower Room

Modern fitted kitchen including WC, basin and shower.

## Outside

The property benefits from highly secure CCTV and alarm system, with the alarm system in the shed as well and cameras on all four corners of the bungalow.















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

Service Charge:  
 1764.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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