



**GREENVALE
YEW TREE LANE
BRADLEY
DE6 1PG**

PRICE: £395,000







GREENVALE, YEW TREE LANE, BRADLEY, DE6 1PG

A SUPERIOR, DETACHED BUNGALOW IN SOUGHT AFTER, EDGE OF VILLAGE LOCATION WITH DELIGHTFUL VIEWS TO BOTH FRONT AND REAR.

Being situated on the very edge of the popular village of Bradley but within convenient reach of Ashbourne, Derby, Belper etc. The bungalow benefits from oil fired central and sealed unit double glazing and provides very well proportioned accommodation which briefly comprises reception hall, generous sitting room, well fitted breakfast kitchen, utility room, two bedrooms and bathroom. Outside there are delightful garden grounds, driveway parking and good sized integral garage.

It was originally designed and constructed to be accessible for a wheelchair user with wider doorways, higher electric sockets etc

The property is considered ideal for occupation by the professional couple or perhaps those looking towards retirement in an idyllic rural location and consequently an early internal viewing is most enthusiastically encouraged.

ACCOMMODATION

A recessed porch shelters the upvc sealed unit and leaded double glazed front door to

Spacious 'L' shaped Reception Hall 5.48m [18'] with corniced ceiling, double panel central heating radiator and inbuilt double opening shelved linen cupboard. Loft access hatch.

Front Sitting Room 5.62m x 4.29m [18'5" x 14'1"] plus deep curved bay to the front with upvc sealed unit double glazed window and two curved single panel central heating radiators. Further central heating radiator with shelf over. Feature high quality cut stone fireplace with matching hearth and fitted decorative fuel effect gas fire. Corniced ceiling. Two wall light points and double opening small pane glazed and panelled hardwood doors to

Dining Kitchen 3.83m x 3.3m [12'7" x 10'10"] having been comprehensively fitted with a good range of high quality units in oak and providing base cupboards and wall cupboards with matching drawer bank, tall shelved larder cupboard and ample round edge worksurfaces with inset one and a half bowl sink unit and mixer tap. Ceramic tiled splash backs, oven housing with NEFF inbuilt electric oven with cupboards above and below. Inset NEFF four burner electric ceramic hob with extractor hood above. Double panel central heating radiator and sealed unit double glazed upvc window enjoying superb views over open agricultural land.

Utility Room 3.3m x 2.06m [10'10" x 6'9"] with ceramic tiled floor, single panel central heating radiator. Single drainer stainless steel sink unit with base cupboards and flanking work surface with appliance space beneath having plumbing for automatic washing machine and

provision for a tumble dryer. The utility room houses the freestanding oil fired boiler for domestic hot water and central heating. There is a single panel central heating radiator and pedestrian access door to the garage.

Bedroom One 2.9m x 4.3m [9'7" x 14'1"] with upvc sealed unit double glazed window to the front enjoying delightful countryside views across the front garden and beyond. Useful range of inbuilt bedroom furniture comprising two double opening wardrobes with top cupboards above and central dressing unit with fitted drawers.

Bedroom Two (rear) 3.32m x 2.97m [10'11" x 9'9"] with upvc sealed unit double glazed window, single panel central heating radiator.

Bathroom being of spacious proportions and having three-piece bathroom suite in ivory comprising panelled bath,

pedestal wash hand basin and low flush wc with half height ceramic tiling to the walls and sealed unit double glazed window. Shower recess off housing the wet room shower with part full height tiling, Triton electric shower control and central heating radiator.

OUTSIDE

The property occupies a most pleasantly proportioned and wide fronted plot with tarmacadam driveway leading through double opening timber gates to provide ample car standing and turning space and leading to the

Integral Garage 5.4m x 3.2m [17'9" x 10'6"] with automatic up and over door. Electric light and power supply and cold water tap. Pedestrian access door to Utility/Boiler Room.

To each side of the driveway are very well stocked gardens with flowering shrubs and bushes, evergreens, shaped lawns and specimen trees. The lawned area extends to the side of the bungalow where there is a further planted raised bed which extends around to the rear. Side paved patio terrace, garden shed.

On the other side of the bungalow a pedestrian walkway extends from front to rear. There is provision for bin storage and central heating oil tank.

SERVICES

It is understood that all mains water and electricity are connected. Drainage is to an on site private tank drainage system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but

interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales band E .

EPC RATING D

VIEWING

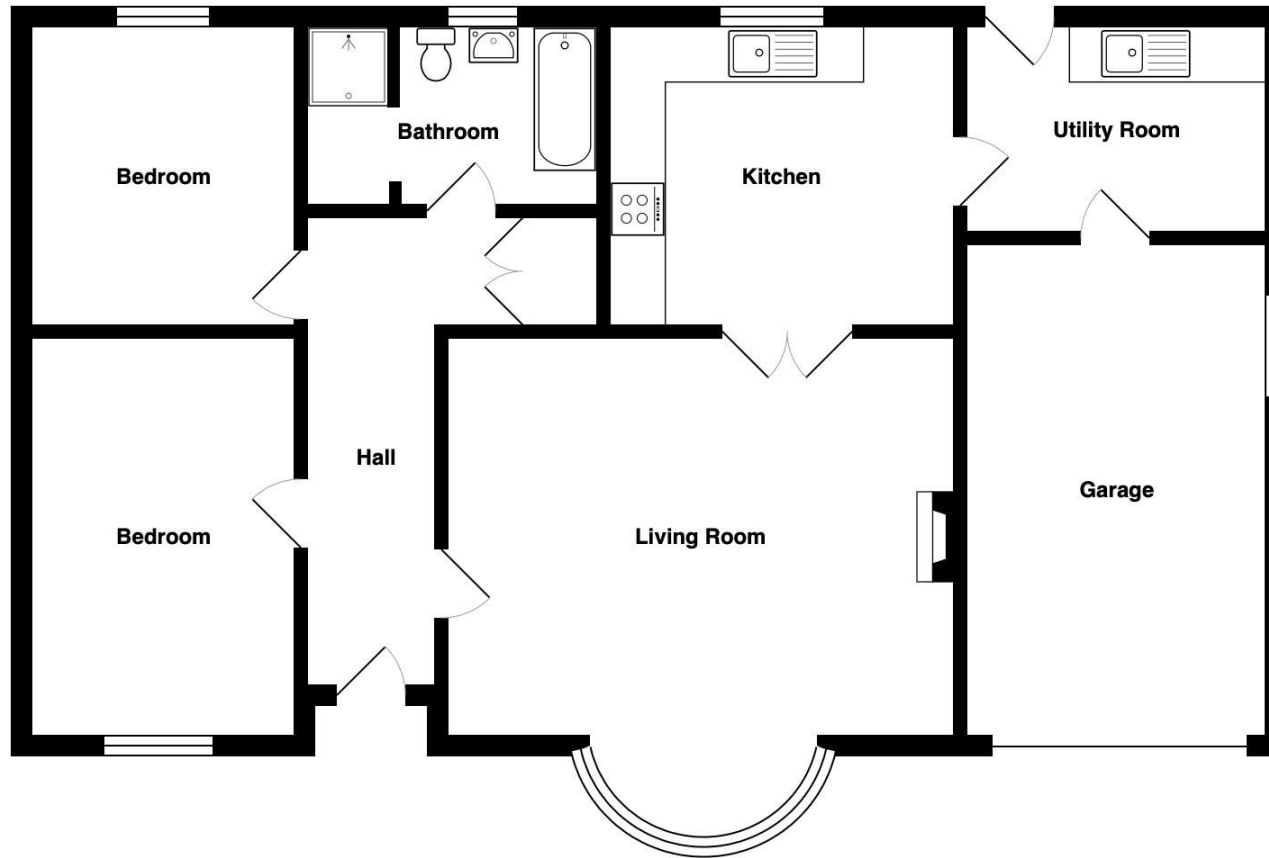
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2676





Greenvale, Yew Tree Lane, Bradley, DE6 1PG



Total Area: 108.7 m² ... 1171 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

