



4 Causeway, Darley Abbey, Derby, DE22 2BW



Offered with the benefit of no upward chain is this detached two bedroom bungalow, set within a good sized garden plot in the desirable Darley Abbey. Presenting excellent potential to remodel, refurbish or extend (subject to relevant permissions), the property enjoys a peaceful setting with easy access to both local amenities and a well-connected road network. The L shaped entrance hall leads into a lounge with full height windows to the rear and a spacious dining kitchen, with two bedrooms sharing use of the family bathroom. Outside, the bungalow is set at a secluded elevated position, with a generous fore garden, ample parking and both a car port and a single garage to the front. Gated access opens into the rear garden which enjoys an excellent degree of privacy, and the bungalow is serviced by mains gas central

heating and double glazed windows.

The popular suburb of Darley Abbey is positioned on the borders of Derby, being home to a thriving community well serviced by local commuter routes and amenities. Within walking distance there is Park Farm shopping centre with a number of convenience shops and supermarkets, with more comprehensive amenities available in Derby, the centre of which lies 3 miles away. Both the A50 and A38 can be reached within a few minutes drive, East Midlands International airport is around a 25 minute drive and the location is well served by a local public bus route. Surrounding countryside offers plenty of outdoor pursuits to enjoy, with the Peak District National Park (Ashbourne) around 13 miles away.

- **Detached Bungalow in Desirable Location**
- **Offered with No Upward Chain**
- **Superb Potential to Refurbish/Extend**
- **Walking Distance to Amenities**
- **Dining Kitchen & Lounge**
- **Two Bedrooms**
- **Family Bathroom**
- **Single Garage, Car Port & Ample Parking**
- **Generous & Secluded Garden Plot**
- **Ideal Downsize/Investment/Project**
- **Double Glazed & Mains Gas Central Heating**

A UPVC entrance door opens into the L shaped **Entrance Hall**, having access to the loft and doors opening into:

**Lounge** 4.3 x 3.33m (approx. 14'1 x 10'11)  
Having a full height picture window to the rear and a gas fireplace

**Dining Kitchen** 5.73 x 3.03m (approx. 18'9 x 9'11)

Fitted with a range of wall and base units housing an inset one and a half sink with side drainer and having windows to three sides. Doors open out to both the rear garden and onto the drive, and there is a useful fitted cupboard from the dining area

Doors open from the hallway into:

**Master Bedroom** 3.95 x 3.33m (approx. 12'11 x 10'11)

A double room having a window to the front and a range of fitted wardrobes

**Bedroom Two** 3.28 x 2.11m (approx. 10'9 x 6'11)

Having a window to the front

**Bathroom** 2.26 x 1.61m (approx. 7'4 x 5'3)

Comprising pedestal wash basin, WC and bathtub with electric shower over, with tiled walls and an obscured window to the side aspect











### Outside

The bungalow is set at an elevated position beyond a generous frontage, having a tarmac driveway with ample parking and a **Car Port**. Well tended gardens extend to the front, and there is access from beneath the car port via an up and over door to the **Single Garage** 5.16 x 2.8m (approx. 16'11 x 9'2) which has power and a

courtesy door to the rear garden

Extending to a good size and offering potential to extend (subject to relevant permissions), the **Rear Garden** has a paved and covered terrace leading onto lawns presenting scope to landscape as desired. there is exterior lighting and a water point, and gated access opens back out to the front aspect



## EPC in Progress

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.