



HOPKINS & DAINTY

ESTATE AGENTS



Whitehouse Close, Derby, DE24 9QE

Offers over £220,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well presented detached bungalow standing on a lovely plot with a South facing rear garden. Set in a Cul-De-Sac location with an attractive block paved frontage and side driveway which leads to the detached garage.

Offered for sale with NO UPWARD CHAIN, the accommodation comprises entrance hallway with a built in storage cupboard. A generous lounge/dining room with a feature fireplace and large window overlooking the garden. A fitted kitchen with a built in oven and hob; two good size bedrooms and a stylish refitted shower room with a three piece suite.

The property has gas central heating and double glazing, ample driveway parking and a pleasant rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway



Accessed via a leaded light double glazed entrance door, with a side panel. With a built in cloaks cupboard, a radiator, ceiling spotlights and access to the loft space. Doors leading off.

Lounge/Diner 16'8" x 10'11" (5.10 x 3.35)



Generous main sitting room with a feature fireplace housing a coal effect gas fire. Radiator, large double glazed rear window overlooking the garden and a door to:

Kitchen 8'6" x 7'9" (2.60 x 2.38)



Fitted with a range of base and wall units with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven and gas hob along with space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, a radiator, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler, a double glazed rear window and side access door.

Bedroom 1 12'8" x 10'11" (3.88 x 3.35)



Good sized double bedroom with a feature leaded light double glazed front bay window, radiator and ceiling spotlights.

Bedroom 2 10'1" > 9'1" x 7'10" (3.09 > 2.77 x 2.39)



With a radiator, ceiling spotlights and a leaded light double glazed front window.

Shower Room 7'8" x 4'2" (2.34 x 1.28)



Stylish shower room refitted with a three piece suite comprising corner shower, wash hand basin and WC. Heated towel rail, tiled splashbacks and flooring, ceilings spotlights and a double glazed side window.

Front/Driveway

With an attractive block paved driveway and frontage providing further parking space. Gated access to the side and rear of the property.

Rear Garden



Delightful and enclosed rear lawn and patio garden, which is south facing. With fencing to the boundary.

Detached Garage 18'4" x 7'10" max. (5.60 x 2.40 max.)

With an electric remote controlled up and over the door, light and power connected and a side window and access door.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable

to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

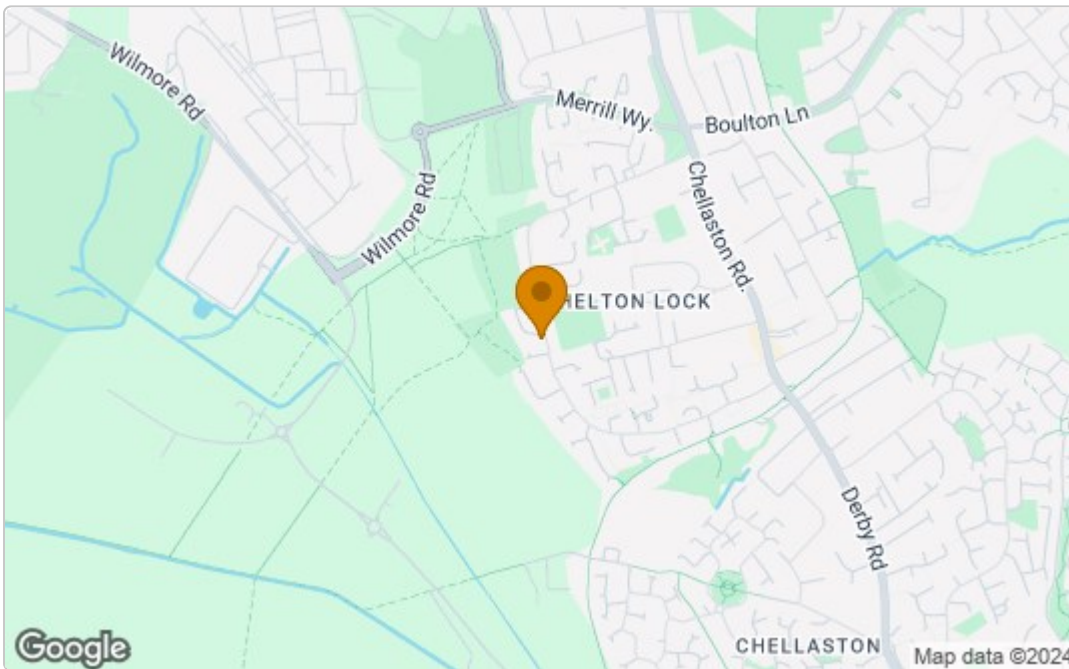
Approx. 53.2 sq. metres (573.1 sq. feet)



Total area: approx. 53.2 sq. metres (573.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.