



4 Bed Bungalow - Detached

27 Barden Drive, Allestree, Derby DE22 2AL

Offers Around £545,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning Detached Bungalow
- Beautifully Modernised - Feels Like a Brand New Bungalow !
- Lounge with Bay Window
- Superb Living Kitchen/Dining/Family Room
- Four Bedrooms & Three Bathrooms
- Spacious Utility Room & Cloakroom
- Private Manageable Sunny Gardens
- Tarmac Driveway for Three Vehicles
- Garage Space (Subject to Planning Permission)
- No Chain Involved

This very impressive home has undergone a fully comprehensive scheme of development and refurbishment to a high standard and now feels like a brand new bungalow. Located in a popular residential area situated between Darley Park and Allestree Park.

The Location

The property is nicely located off the attractive, tree-lined Duffield Road (A6) and would ideally suit a young family. Its location is close to Darley Park, Allestree Park and Markeaton Park. Easy access to Walter Evans Primary School and Darley Abbey Village which is located within a World Heritage Site. Regular bus services only a 5 minute walk away. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Abbey Mills with its gourmet restaurant and wine bars. Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

Accommodation

Ground Floor

Spacious Entrance Hall

16'0" x 4'10" (4.90 x 1.48)

With entrance door with side double glazed window, high ceilings, spotlights to ceiling, attractive boxed-in radiator, smoke alarm and chrome power sockets and light switches.

Cloakroom

4'9" x 3'7" (1.46 x 1.10)

In white with low level WC, fitted washbasin with chrome fittings, fully tiled walls, high ceilings, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.

Lounge

14'11" x 12'9" (4.57 x 3.91)

With fitted carpet, high ceilings, radiator, double glazed bay window with aspect to front and far-reaching views towards Breadsall, chrome power sockets and lights switches, USB sockets and internal oak veneer door with chrome fittings.



Magnificent Kitchen/Dining/Family Room

34'11" x 15'3" (10.65 x 4.65)



Family Area

With radiator, chrome power sockets and light switches, USB point, spotlights to ceiling, open space leading into dining and kitchen area, superb large bi-folding doors opening onto private garden and internal oak veneer door.



Dining Area

With spotlights to ceiling, high ceilings, superb large double glazed bi-folding doors opening onto private garden, open space leading into family area, open space leading into kitchen area and internal half double opening glazed doors.

Kitchen Area

With large kitchen island with matching worktops incorporating four ring induction hob with concealed extractor hood, fitted base cupboards, AEG wine cooler, a further range of wall and base fitted units, again with matching worktops, single stainless steel sink unit with mixer tap, built-in AEG microwave, built in AEG double electric fan assisted oven, integrated AEG fridge/freezer, integrated AEG dishwasher, spotlights to ceiling, high ceilings, large radiator, chrome power sockets and light switches, USB point, open space leading into dining and family area, internal oak veneer door with chrome fittings opening into utility room and superb large double glazed bi-folding doors opening onto private garden.



Spacious Utility Room

17'11" x 4'11" (5.47 x 1.52)

With stainless steel sink unit with mixer tap, matching worktops, a good range of fitted base cupboards, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling, extractor fan, concealed Baxi boiler, double glazed window and internal oak veneer door with chrome fittings.



Double Bedroom One

12'11" x 12'10" (3.96 x 3.93)

With fitted carpet, high ceilings, radiator, double glazed bay window to front, far-reaching views towards Breadsall and beyond, chrome power sockets and light switches, USB socket and internal door with chrome fittings.



En-Suite One

6'7" x 5'8" (2.03 x 1.74)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, high ceilings, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal oak veneer door.



Inner Lobby

6'7" x 3'6" (2.01 x 1.07)

With smoke alarm and chrome light switches.

Double Bedroom Two

15'2" x 10'1" (4.64 x 3.08)

With fitted carpet, high ceilings, chrome power sockets and light switches, radiator, double glazed window to side, double glazed window to front, far-reaching views towards Breadsall and beyond to front and internal oak veneer door.



En-Suite Two

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, high ceilings, fully tiled walls, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Double Bedroom Three

15'2" x 11'0" (4.64 x 3.37)

With fitted carpet, high ceilings, radiator, double glazed window to side double glazed French doors opening onto private rear garden, high ceilings, chrome power sockets and internal oak veneer door with chrome fittings.



Bedroom Four/Study

11'3" x 6'5" (3.44 x 1.98)

With fitted carpet, radiator, high ceilings, double glazed window and internal oak veneer door with chrome fittings.



Bathroom

8'9" x 6'9" (2.68 x 2.07)

In white with chrome fittings with chrome shower over and shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, shaver point, fully tiled walls, high ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, light tunnel and internal oak veneer door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind an attractive brick retaining wall with shaped lawns and gravelled beds with pathway leading to the entrance door.



Rear Garden

To the rear of the property is a manageable, private sunny level enclosed rear garden laid to lawn with patio and side access gate.



Driveway

A double width tarmac driveway provides car standing spaces for three vehicles.



Garage Space

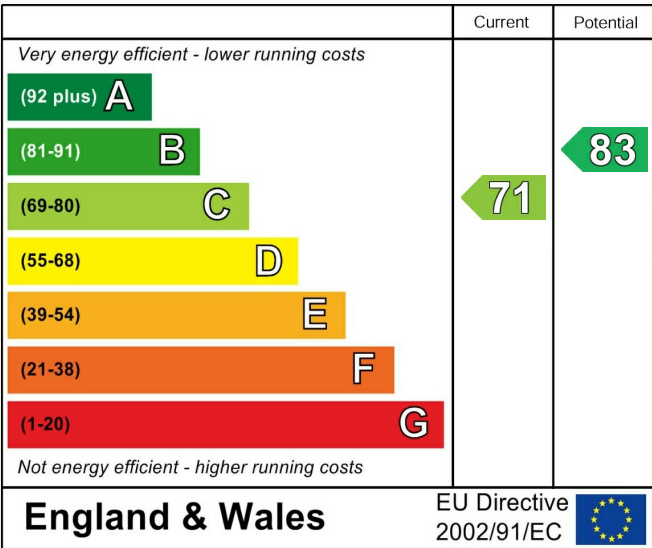
(Subject to planning permission).

Council Tax Band - C

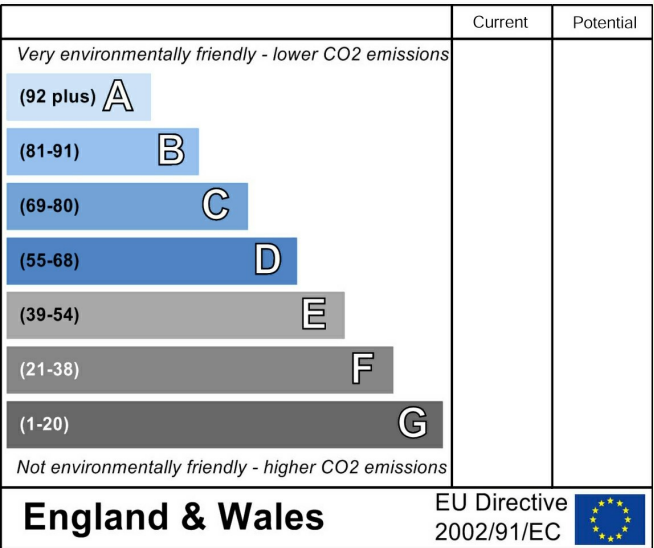
Derby City



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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