

Thames Close

Derby, DE22 4HT



Spacious detached bungalow with three really nicely proportioned bedrooms, a brand new bathroom with bath and shower, large brand new dining kitchen with utility spaces and a bay fronted lounge. Set on a good sized plot with plenty of parking and a pleasant rear garden.

£290,000



John German

Thames Close is located in a convenient suburb on the outskirts of Derby. Mackworth boasts a good range of local amenities including shops and schools with easy access to the centre of Derby and travel networks including A38/A52. There is a good bus service which runs along Prince Charles Avenue if you prefer to leave the car at home.

A uPVC double entrance doors open into the front entrance porch with a further glazed entrance door leading into a spacious entrance hall with large built-in storage, newly fitted carpet and doors leading off to the rest of the accommodation. The main living room is located to the front of the property with a newly fitted carpet, a large bay window overlooking the front garden and driveway, and a living flame gas fire which forms the focal point of the room with an elegant surround and marble hearth.

The generous dining kitchen overlooks the rear garden with French doors leading out onto the rear terrace. Having been refitted with a range of contemporary base and eye level units and plenty of worktop space with an inset stainless steel sink, built-in oven and electric hob with extractor hood over and a tiled splashback, and wood effect flooring. There is plenty of dining space and space for an American style fridge freezer or undercounter fridge and freezer. Located off the kitchen is a very useful laundry cupboard with plumbing for a washing machine. The rear hallway leads to a side entrance door and to a large storage cupboard housing the central heating boiler.

To the right-hand side of the entrance hallway are three nicely proportioned bedrooms, all of which will accommodate a double bed and have newly fitted carpets. The stylish main bathroom has been fully tiled and refitted with a vanity wash basin with storage beneath, a panelled bath, separate shower enclosure and a low flush WC.

Outside, the property occupies a spacious and private plot, with a tarmaced driveway providing ample off road parking. The low maintenance front garden sits behind a low boundary wall and provides potential for additional parking if required. The rear of the property boasts a larger than average enclosed garden, split over two levels, with a patio entertaining area, formal lawn, timber fencing and a timber garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGa/25022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent