



## 15 Ferndale Rise, Coal Aston, Derbyshire, S18 3BS

Offers In The Region Of £260,000

- Detached Bungalow
- uPVC DG
- Scope for Further Development
- Close to Open Countryside
- Two Bedrooms
- GCH
- Gardens To Front and Rear
- No Chain
- Popular and Convenient Location
- Driveway and Garage

# 15 Ferndale Rise, Coal Aston, Derbyshire, S18 3BS

Offered to the market with NO ONWARD CHAIN is this fine detached bungalow which offers potential for further development, subject to the usual planning and building regulations. The property offers flexible living space and has been well maintained throughout. Situated within this highly regarded residential area, the property benefits from a host of excellent local amenities nearby including shops, cafes, services and bus route, within good school catchment areas and several popular parks and play areas, making this the ideal home for couples and families alike. Benefiting from uPVC double glazed windows, gas fired central heating, Conservatory and large Garage.



Council Tax Band: C



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The accommodation briefly comprises; Entrance Porch, Kitchen, Living Room, Conservatory, Bedroom One, Bedroom Two and Shower Room. There is ample storage potential in a good sized roof space and garage.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

5'11" x 3'3"

Constructed in uPVC and having front facing and rear facing doors.

#### LIVING ROOM

15'8" x 11'5"

A good sized, neutrally decorated reception room with a contemporary wall mounted electric fire and uPVC patio doors which lead out into the;

#### CONSERVATORY

11'9" x 6'10"

Having a central heating radiator, UPVC double glazed picture windows which look out onto the rear garden and a UPVC entrance door which leads onto a paved patio area.

#### KITCHEN

10'6" (max) x 9'2"

Being fitted with a comprehensive range of units above and below roll top work surfaces which incorporate a single drainer sink with mixer tap, a four ring ceramic hob and single electric oven and a fitted microwave. There is an integrated fridge and space and plumbing for an automatic washing machine, built in storage and a rear facing UPVC double glazed window, which overlooks the garden.

#### BEDROOM ONE

12'11" x 9'4"

Having a front facing UPVC double glazed window, a central heating radiator and a range of built-in furniture, incorporating hanging, shelf and overhead storage.

#### BEDROOM TWO

11'3" x 8'2"

With a uPVC double glazed window and a central heating radiator.

#### SHOWER ROOM

10'1" x 4'11"

Fitted with a modern three-piece suite, comprising of a glazed shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. There are ceramic tiles to the walls, a central heating radiator, UPVC double glazed window and useful built-in storage.

### FIRST FLOOR

### LOFT AREA ONE

19'5" x 9'11"

Accessed via a retractable ladder and benefiting from a side facing Velux style window.

### LOFT AREA TWO

10'0" x 9'11"

Providing further storage space and housing the Ideal Combination boiler.

### LOWER GROUND FLOOR

#### GARAGE

29'6" x 9'11"

With up and over doors, power and light.

#### OUTSIDE

To the front of the property is a driveway which in turn leads to the garage, a pathway with mature shrub beds either side leads to the Entrance Porch.

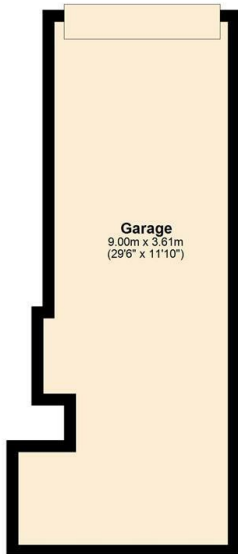
To the rear is a good sized low maintenance garden with paved areas, well stocked beds and an ornamental pond.





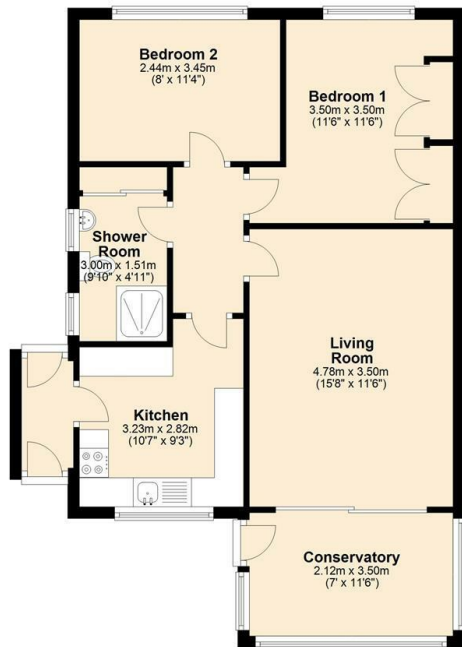
### Lower Ground Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



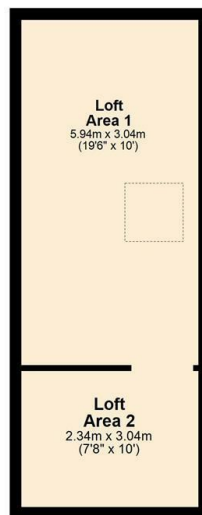
### Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



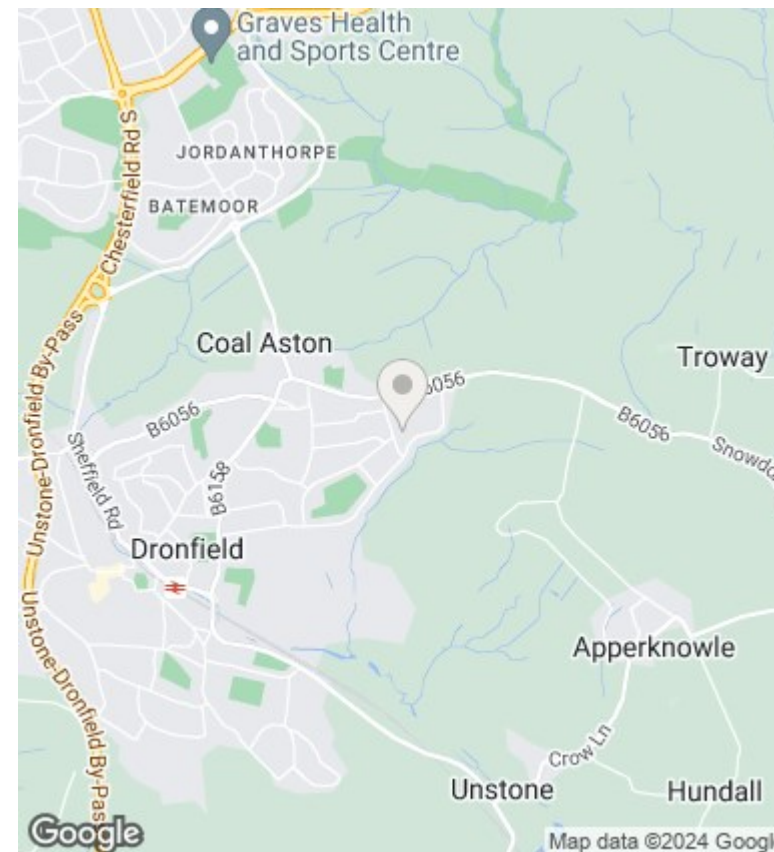
### Attic

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only. Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band: C

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	