



Yew Tree Gardens, Rosliston, Derby



£250,000



Key Features

- Detached Two Bedroomed Bungalow
- Secluded Cul De Sac Setting
- Close To The Heart Of The Village
- Immediate Vacant Possession
- Driveway & Garage
- EPC rating D
- Freehold





A detached two bedroomed bungalow in a pleasant secluded setting on a no through road. Offered for sale with immediate vacant possession the property offers attractive accommodation which in brief comprises: - reception hall, good sized lounge, open plan dining kitchen, two bedrooms and shower room. Externally there is off road parking to the front and a driveway leads to a detached garage. To the rear is an enclosed garden.

Accommodation In Detail

Upvc entrance door leading to:

Entrance Hall

having wood effect flooring, one central heating radiator and airing cupboard housing hot water tank.

Lounge 5.9m x 3.77m (19'5" x 12'5")

having wood effect laminate flooring, three wall light points, one central heating radiator and bow window to front elevation.

Dining Kitchen 4.76m x 3.2m (15'7" x 10'6")

having stainless steel sink with mixer tap set into wood effect roll edged work top with tiled surrounds, ample range of base cupboards and drawers, built-in oven, four ring gas hob with extractor canopy over, wall mounted cupboards, appliance space, one central heating radiator, tiled floor, window to side elevation and Upvc double glazed Patio doors leading out to rear garden.

Bedroom One 3.5m x 2.94m (11'6" x 9'7")

having wood effect flooring, one central heating radiator, coving to ceiling and window to rear elevation.

Bedroom Two 2.43m x 1.93m (8'0" x 6'4")

having window to front elevation and one central heating radiator.

Shower Room

having corner shower, wc, wash basin set into vanity unit, tiling to walls and floor, one central heating radiator and window to side elevation.

Outside

To the front of the home is a gravelled/stoned hard standing area and a driveway gives access to the side and subsequently to the sectional garage. To the rear is a garden mainly laid to lawn.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

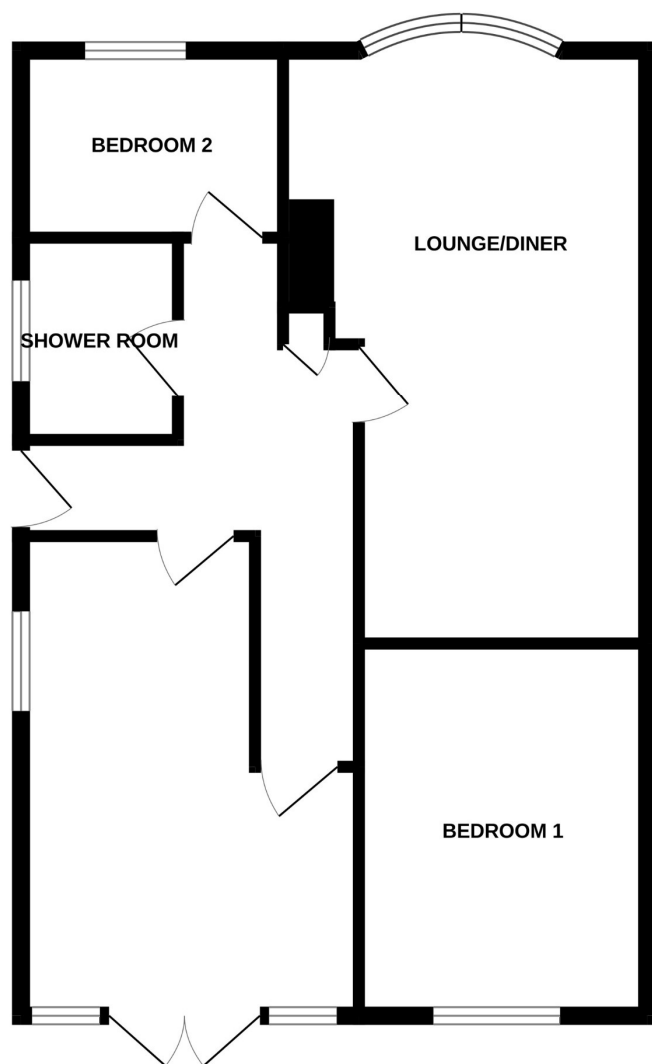
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their availability or effectiveness over time.



