



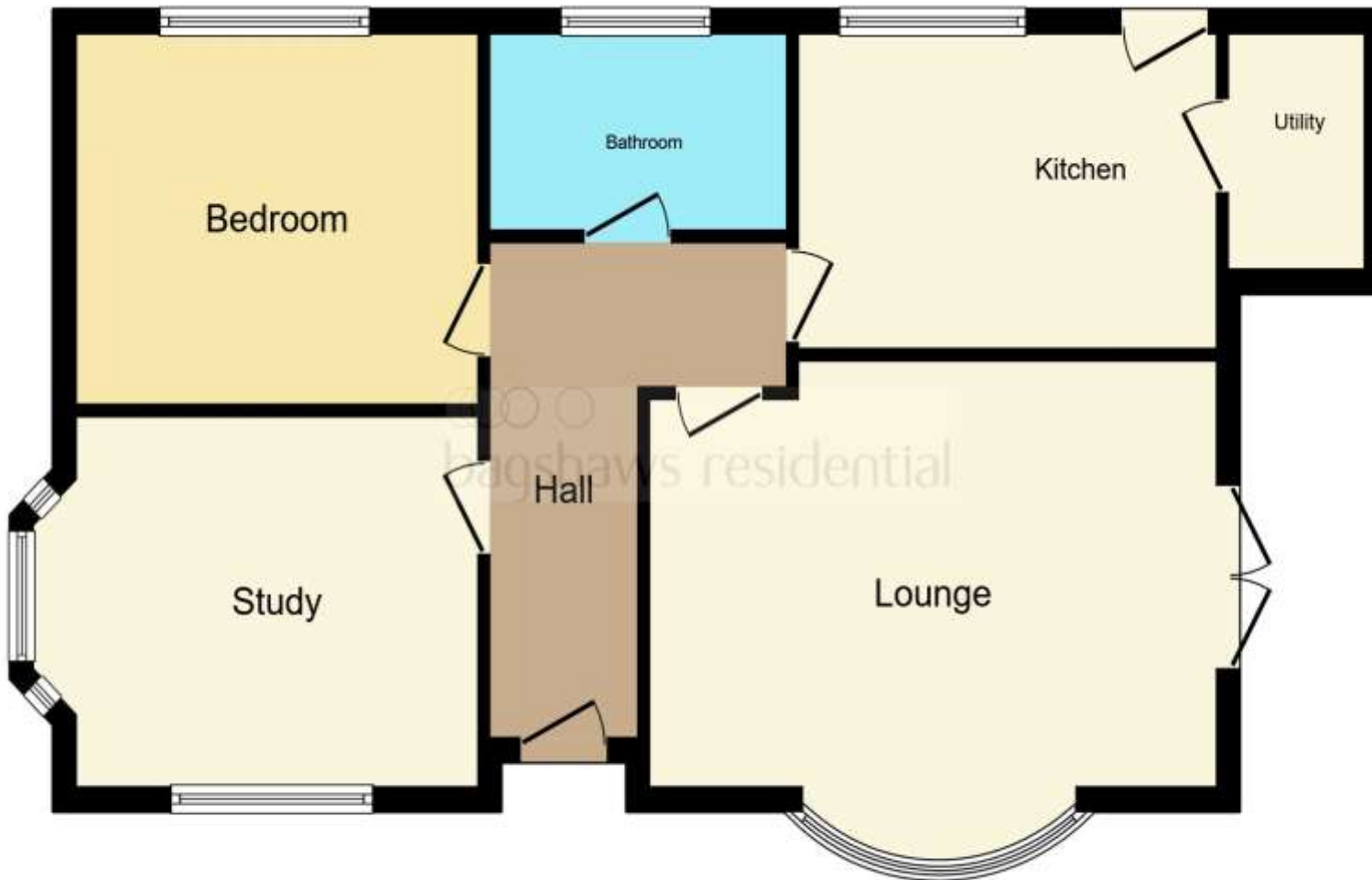
**West Park Road, Derby DE22 1GG**

**welcome to**

## **West Park Road, Derby**

Located in the highly sought-after West Park Road in Darley Abbey, this charming two-bedroom bungalow sits on a generous wraparound plot and offers a peaceful setting ideal for those looking to downsize. Featuring spacious interiors, beautifully maintained gardens, and a detached garage.





## About The Area

### Lounge

14' 2" + BAY x 17' 2" MAX ( 4.32m + BAY x 5.23m MAX )

### Bedroom 1 / Study

13' 2" MAX x 10' 2" MAX ( 4.01m MAX x 3.10m MAX )

### Bedroom 2

11' 9" MAX x 10' 3" MAX ( 3.58m MAX x 3.12m MAX )

### Kitchen

12' 6" MAX x 8' 7" MAX ( 3.81m MAX x 2.62m MAX )

### Utility

6' 5" MAX x 3' 9" MAX ( 1.96m MAX x 1.14m MAX )

### Bathroom

8' 8" MAX x 4' 4" MAX ( 2.64m MAX x 1.32m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## West Park Road, Derby

- Detached two-bedroom bungalow
- Generous wraparound plot
- Quiet and sought-after West Park Road location
- Bright lounge with bay window and French doors to garden, large kitchen with separate utility
- Versatile study/second bedroom with dual aspect windows

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in the region of  
**£300,000**

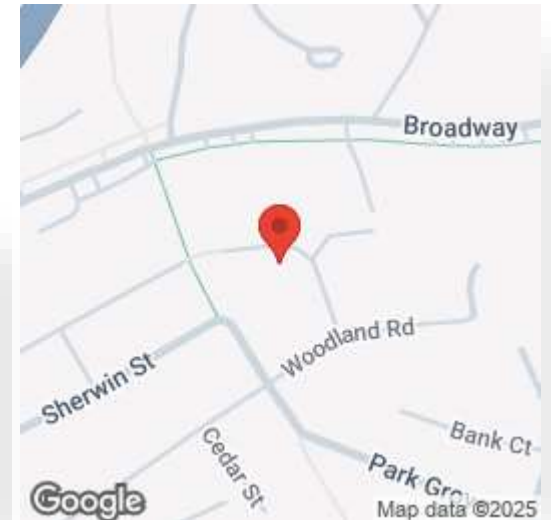


Set within the ever-popular and tranquil West Park Road in Darley Abbey, this delightful two-bedroom detached bungalow offers a rare opportunity to purchase a spacious home on a large corner plot. Perfect for those seeking to downsize without compromising on space, the property enjoys a beautifully maintained garden that wraps around the home, creating a peaceful and private outdoor retreat.

Upon entering the property, you're welcomed into a central hallway. To the right, the bright and spacious lounge boasts a charming bay window and French doors that open onto the garden, flooding the room with natural light and offering an ideal space to relax or entertain. Opposite the lounge is a versatile study or second bedroom, also featuring a bay window and dual-aspect views of the front and side gardens.

To the rear of the bungalow, you'll find the main bedroom, a well-appointed four-piece bathroom, and a fitted kitchen with access to a handy utility area.

Externally, the home sits on a generous plot with mature, well-kept gardens surrounding the property. A mix of lawned areas, established shrubs, patio seating and trees offer colour and privacy throughout the seasons. The detached single garage adds valuable storage or parking



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY120431 - 0008

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