

# Ashbrook Close

Allestree, Derby, DE22 2NS



Quiet cul-de-sac location, two bed detached bungalow with third bedroom potential. No chain, gas heating, double-glazing, two reception rooms, rear garden, off-street parking and a garage.

Offers in region of £270,000



John German 

Situated at the end of a popular and quiet cul-de-sac location, this two-bedroom detached bungalow requires a degree of modernisation, but does offer immense potential, with the flexibility to create a third bedroom by utilizing the dining room. The property is sold with the benefit of no upward chain with gas fired central heating and sealed unit double glazed windows throughout. Internally, briefly comprises entrance hallway, sitting room, dining room, kitchen, utility, two double bedrooms, shower room and separate WC. Outside there is a single garage and driveway providing off-street parking.

Having UPVC door into an entrance porch with wooden door leading into the inner hallway with doors off providing access to the sitting room, dining room, kitchen, WC, shower room, bedrooms and a useful storage cupboard with shelving.

The kitchen has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with wooden upstand, having a range of cupboards and drawers beneath with appliance space and plumbing for washing machine and appliance space for a fridge. Storage cupboard housing boiler and hot water tank.

Moving into the utility room, there are useful built-in cupboards, housing electric circuit board and gas meter, with further cupboards providing storage space and a door leading out to the rear garden.

The bungalow has two reception rooms, one being a spacious sitting room with electric fireplace, that could also be utilized as a lounge/diner. The second is the formal dining room, which could also be utilized as a third bedroom.

Both bedrooms are double sized bedrooms, each having the benefit of built-in wardrobes and cupboards.

The shower room has a double-width shower with chrome mains shower over, wash hand basin with vanity base cupboard beneath, electric shaver point and there is a separate WC.

Outside to the front property is a well presented front garden consisting of laid lawn with decorative gravel planting area with paving leading to the front door. To the side of the property is a tarmac driveway leading to the single garage.

Outside to the rear of the property is a private garden comprising patio seating area with laid lawn and mature herbaceous planting border and hedges with separate side access to the single garage.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14112023

**Local Authority/Tax Band:** Derby City Council / Tax Band D











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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