



Browning Street, Normanton, Derby

£175,000



Key Features

- Semi Detached Bungalow
- 2 Bedrooms
- Drive & Garage
- Private Rear Garden
- In need of modernisation
- No Onward Chain
- EPC rating TBC
- Freehold





Spacious 2-Bedroom Semi-Detached Bungalow in Normanton, Derby. Ideal for Modernisation

This two-bedroom semi-detached bungalow in the popular area of Normanton, Derby, offers a fantastic opportunity for buyers looking to renovate and add value. In need of modernisation throughout, this property provides great potential for a comfortable home tailored to your tastes.

Upon entering, the hallway leads to two generously sized double bedrooms, a bathroom, and a spacious lounge. The kitchen/diner offers ample space for meal preparation and dining, with access to the conservatory, which overlooks the rear garden.

Externally, the bungalow benefits from a private rear garden, perfect for outdoor relaxation or gardening enthusiasts. A driveway provides ample parking, leading to a single garage for additional storage or vehicle security.

An added bonus is the insulated loft, offering potential for conversion (subject to planning permission), adding extra

living space if desired.

Located in a well-established residential area, this property is close to local amenities, transport links, and schools, making it a great investment for first-time buyers, downsizers, or those looking for a project.

Don't miss this exciting opportunity! Contact us today to arrange a viewing.

Externally

The brick-built property features a pitched roof and a large bay window at the front, allowing plenty of natural light inside. Set back from the road, it has a gated entrance leading to a long driveway, providing ample off-road parking and access to a detached garage, which could serve as storage or a workshop. The mature front garden with hedging offers privacy and scope for landscaping. A side entrance with a small porch provides an additional access point to the home.

Hallway

The hallway serves as the central access point to all rooms in the property, including a large loft space. A frosted glass door leads into the space, allowing for some natural light while maintaining privacy.

Bedroom One

The spacious main bedroom benefits from a large bay window, allowing plenty of natural light to fill the space. The room features built-in wooden wardrobes that provide ample storage. With its generous proportions and excellent natural light, this bedroom offers fantastic





potential for modernisation to suit a buyer's personal style.

Bedroom Two

This second bedroom would be ideal as a guest room, home office, or children's bedroom. A large window allows in plenty of natural light, while the neutral wall tones create a bright and airy atmosphere. The room features a fitted radiator, ensuring warmth and comfort.

Bathroom

This compact bathroom features a traditional three-piece suite, including a bathtub with an overhead electric shower, a pedestal sink, and a toilet. A frosted glass window allows natural light to enter while maintaining privacy. The bath is fitted with a shower curtain and a rail, offering a practical setup. The room would benefit from some modernization but provides a solid foundation for renovation. With some updates, this space has great potential to become a stylish and functional bathroom.

Kitchen / Diner

This kitchen/diner is a well-sized space offering both cooking and dining areas, making it a practical and functional hub of the home. The traditional wooden cabinetry provides ample storage, complemented by laminate worktops and a stainless steel sink positioned beneath a large window, which allows in plenty of natural light. The room is equipped with a freestanding cooker with an extractor hood, and space for additional appliances. A dining area is positioned towards the rear, providing room for a table and chairs, with a door leading out to the rear garden, enhancing the indoor-outdoor flow. The space would benefit from some modernisation but offers excellent potential to create a stylish and contemporary kitchen-diner.



Lounge

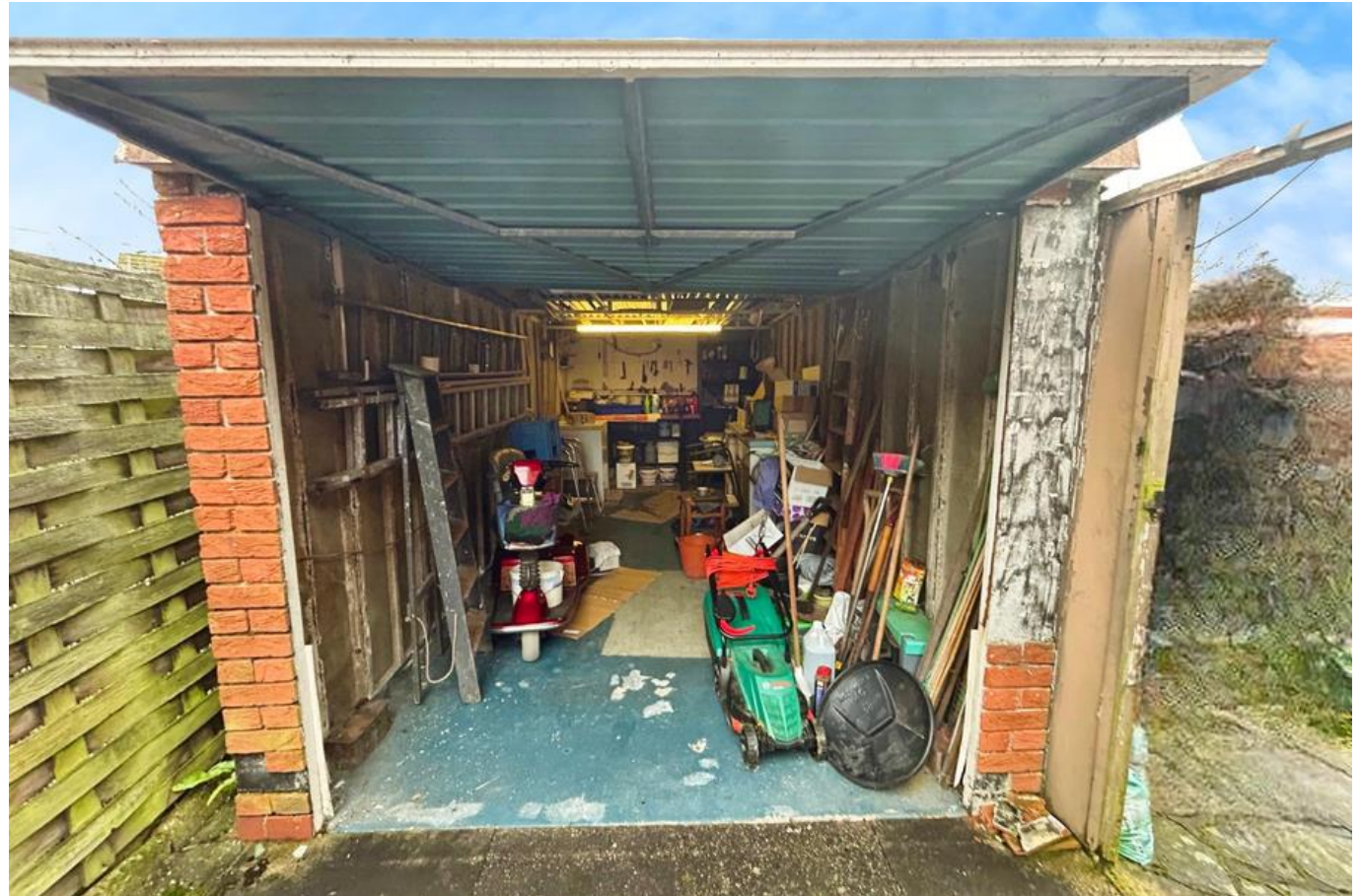
This spacious lounge offers great potential for modernisation and enjoys plenty of natural light through the large sliding glass doors, which provide direct access to the conservatory and garden area. The room features a traditional gas fireplace mounted on the wall, creating a focal point. The room is well-proportioned and could be easily updated to suit contemporary tastes, making it a comfortable and inviting living space.

Conservatory

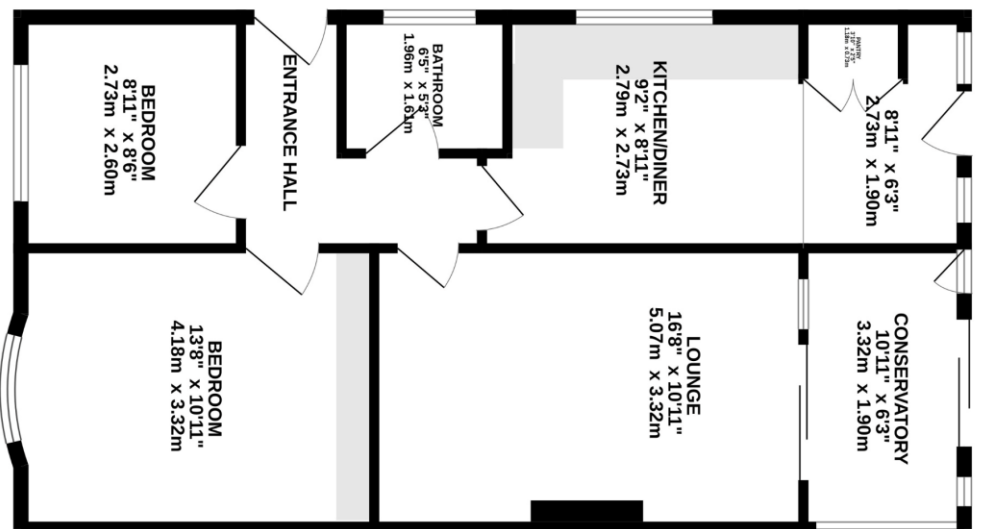
The conservatory provides a lovely connection between the home and garden. Featuring large glass windows and a polycarbonate roof, it allows in plenty of natural light, creating an ideal spot for relaxing or enjoying indoor plants. The double doors open directly onto the rear garden, enhancing the indoor-outdoor flow. The frosted side panels offer additional privacy while still maintaining a bright and airy atmosphere. With some updating, this conservatory could serve as a fantastic extension of the living space, perfect for use as a sunroom, dining area, or home office.

Rear Garden

This private rear garden offers a fantastic opportunity for improvement and landscaping. Featuring a split-level design, it includes a paved patio area adjacent to the property, ideal for outdoor seating or entertaining, with steps leading down to a lawned section. The garden is enclosed by fencing and mature shrubs, providing privacy. Although the garden requires some maintenance, it presents an excellent blank canvas for a buyer looking to create a bespoke outdoor space. With some landscaping, this area could become a wonderful extension of the home.



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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. The floorplan is intended to provide a general impression of the layout and is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or integrity can be given.
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