

**84 Stonehill, Derby, DE74 2LZ**

**£250,000**

This delightful detached bungalow offers a perfect blend of modern comfort and convenience. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you will be greeted by a spacious open plan kitchen and dining area, ideal for entertaining family and friends. The contemporary design ensures that the space is both functional and stylish, making it a joy to cook and dine in. Adjacent to this, the large lounge provides a welcoming atmosphere, perfect for relaxation after a long day.

The bungalow boasts two generously sized double bedrooms, providing ample space for rest and privacy. The well-appointed shower room complements the living spaces, ensuring that all your needs are met within this lovely home. Outside, the property offers ample parking, adding to the convenience of this charming residence. The surrounding area of Castle Donington is known for its friendly community and excellent local amenities, making it an ideal location for families and professionals alike.

### Front Aspect

To the front of the property there is a driveway for multiple vehicles, wrought iron gate leading to front door

### Entrance

Entrance via a UVPC door leading into

### Open plan Kitchen/Diner 9'9 x 18'1 (2.97m x 5.51m)

With a window to the front elevation and a further window to the side elevation, Hisense oven and grill, Hisense four ring electric stove, over head extractor fan, eye level and base level cupboards with complementary roll top surface, plumbing for washing machine, gas central heating radiator, laminated flooring.

### Lounge 12'5 x 19'2 (3.78m x 5.84m)

With a window to the front elevation, gas fire with surround and mantel, carpeted flooring.

### Shower Room 6'0 x 6'9 (1.83m x 2.06m)

With a three piece suite comprising of; enclosed rain fall shower, hand wash basin with storage below, low level W/C, frosted window to the side elevation, gas central heating radiator, tiled flooring

### Bedroom One 11'4 x 12'7 (3.45m x 3.84m)

With a window to the rear elevation, built in wardrobes with hanging rails and shelving, built in drawers, gas central heating radiator, carpeted flooring.

### Bedroom Two 10'10 x 8'7 (3.30m x 2.62m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

### Rear Garden

A private enclosed garden with paved patio and stones, established shrubbery

### MONEY LAUNDERING REGULATIONS -

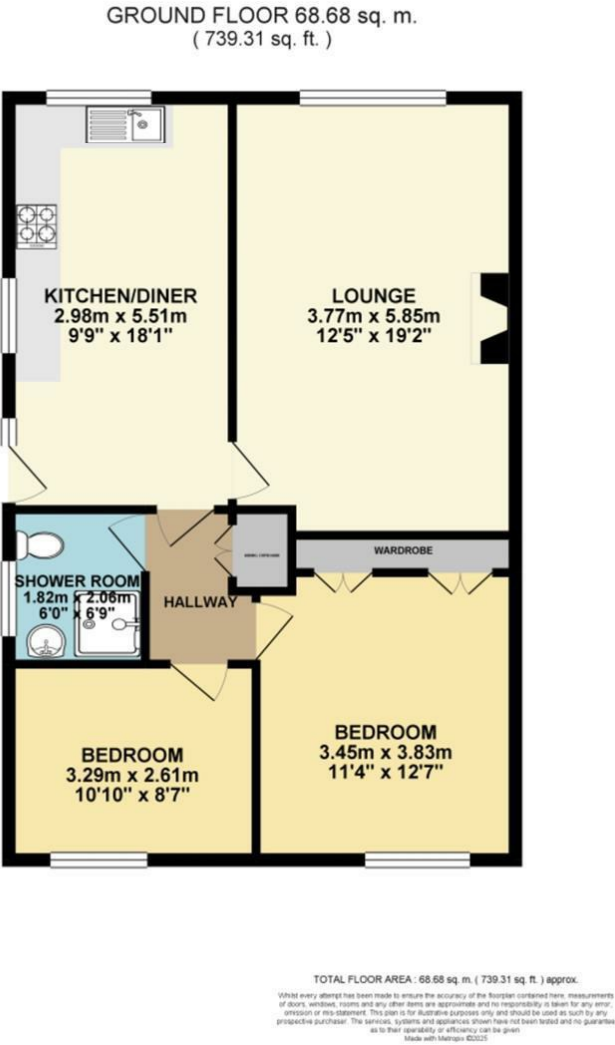
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services

and it is the buyers interests to check the working condition of any appliances.

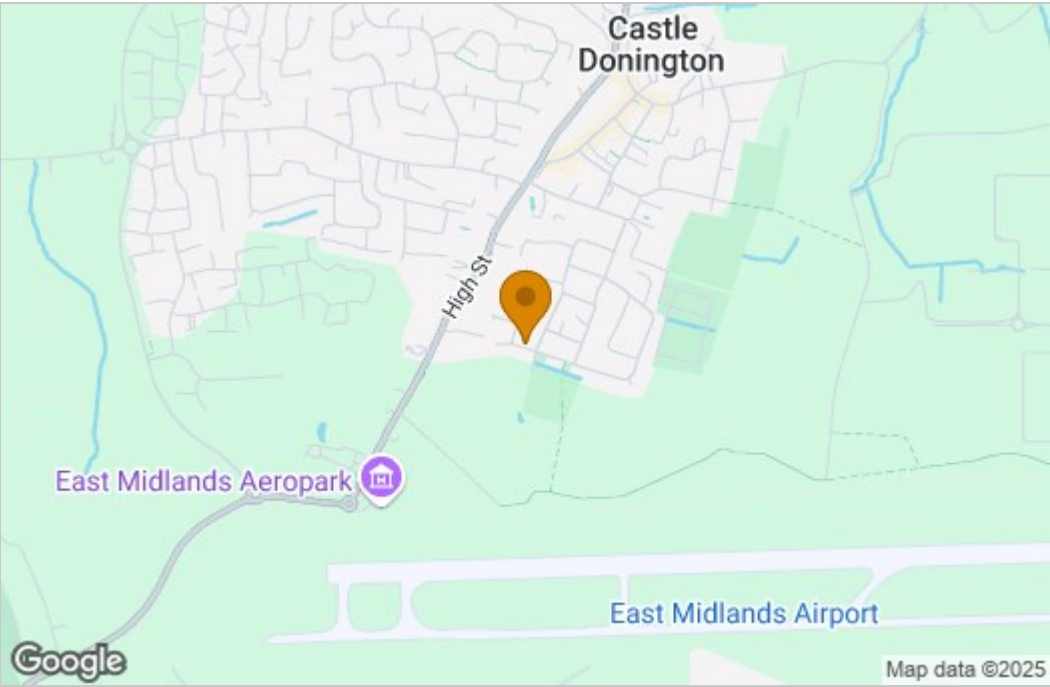
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



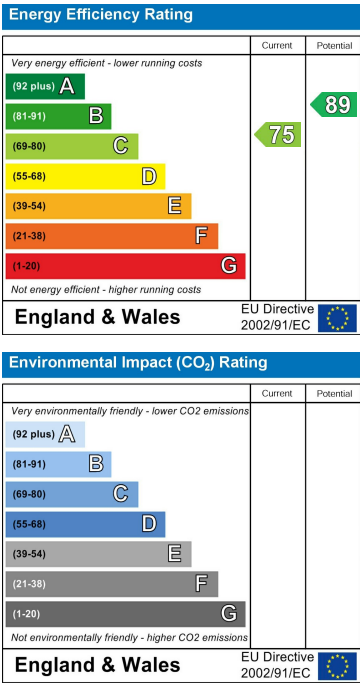
Floor Plan



Area Map



Energy Efficiency Graph



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