



9 Huntingdon Drive, Derby, DE74 2SR

Offers In The Region Of £375,000

This beautifully presented and spacious 3 Bedroom detached bungalow offers versatile living with a converted reception room currently used as a fourth bedroom. Situated in a desirable location, this home combines comfort and functionality, ideal for families, downsizers or anyone seeking single level living with ample space inside and out. The property boasts a generous layout featuring three well proportioned bedrooms, converted reception room providing a flexible fourth bedroom with individual W/C and wash basin. A spacious living room with a centered fireplace and bay window. The kitchen has been fitted with high quality cabinets and integrated appliances such as an oven, hob and extractor fan. Leading from the kitchen there is additional utility space and a conservatory with plumbing for appliances. The property offers a modernly renovated wet room with walk in shower for ease and accessibility. To the outside of the property, there is a double garage offering secure parking and ample storage space. A block paved driveway offering parking for multiple vehicles and landscaped front garden with sleepers and plants for an enhanced curb appeal. To the rear of the property the garden has a block paved area perfect for outdoor dining and entertaining.

Entrance Hallway 4'0" x 16'0" (1.22m x 4.88m)

A very inviting hallway which has a storage cupboard and open space which leads into the Living Room and Kitchen.

Living Room 14'11" x 22'0" (4.57m x 6.71m)

A generously sized Living room, with central fireplace, bay window and additional window for natural lighting.

Kitchen 8'0" x 12'0" (2.44m x 3.66m)

A high quality fitted kitchen with cabinets and integrated oven, hob and extractor fan. There is a window onlooking the conservatory and garden and features a ceramic sink.

Utility Room 6'11" x 4'0" (2.13m x 1.22m)

Additional space for utility appliances.

Conservatory 10'11" x 6'0" (3.35m x 1.83m)

Conservatory with plumbing for washing machine appliances and has access into the garden.

2nd Reception Room / 4th Bedroom 8'11" x 10'0" (2.74m x 3.05m)

A converted reception room with individual WC and wash basin with sliding doors into the garden.

2nd Reception Room / 4th Bedroom WC 2'0" x 4'0" (0.61m x 1.22m)

Includes a WC and wash basin for functionality.

Hallway to the Left 2'0" x 12'0" (0.61m x 3.66m)

1st Bedroom 8'11" x 10'0" (2.74m x 3.05m)

A well proportioned bedroom with ample space.

2nd Bedroom 12'0" x 10'0" (3.66m x 3.05m)

A generously sized bedroom with ample space.

3rd Bedroom 10'11" x 8'11" (3.35m x 2.74m)

Another well proportioned bedroom with ample space.

Shower / Wet Room 8'11" x 8'0" (2.74m x 2.44m)

A modernly renovated Wet Room with walk in shower, WC and wash basin.

Double Garage 16'0" x 16'0" (4.88m x 4.88m)

PLEASE NOTE

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.

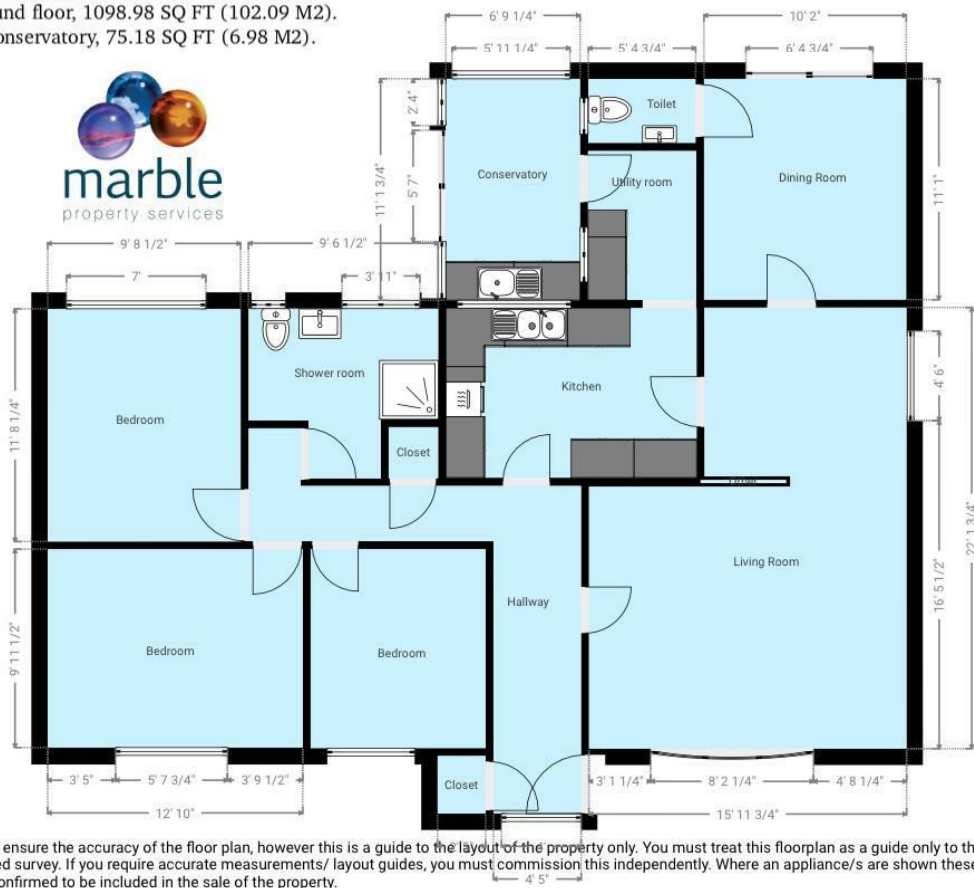
4. Potential buyers are advised to recheck the measurements before committing to any expense.

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

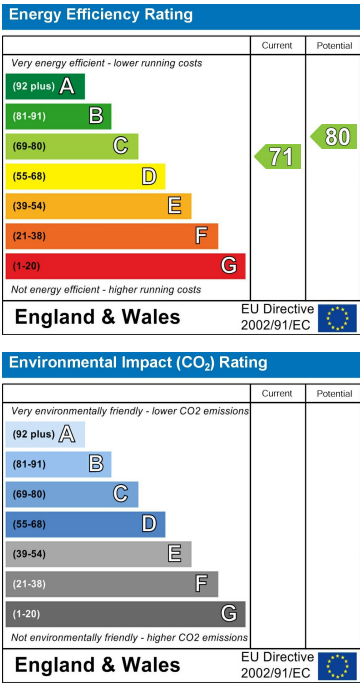
▼ **Ground Floor** Approximate Property measurements.
Ground floor, 1098.98 SQ FT (102.09 M2).
Conservatory, 75.18 SQ FT (6.98 M2).



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.