



14 Hardwick Avenue, Allestree Derby, DE22 2LL £350,000

A STRUCTURALLY EXTENDED, AND DELIGHTFULLY PRESENTED TWO-DOUBLE-BEDROOMED DETACHED BUNGALOW, in a mature and desirable location, yet convenient for the excellent range of local amenities within Allestree. Requiring internal inspection to be fully appreciated, the tastefully-appointed interior has the benefit of gas central heating, and UPVC double glazing, and briefly comprises: -

INTERNALLY, enclosed Entrance Porch, Entrance Hall, Lounge opening to Dining Room, Sitting Room, refitted Breakfast Kitchen, Two Double Bedrooms, and luxury Bathroom. EXTERNALLY, front garden with driveway parking, Single Garage, and good-sized mature rear garden. EPC D, COUNCIL TAX BAND D.

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The Property

A gable-fronted detached bungalow, which has been structurally extended to the rear, and in recent years has been the subject of an extensive scheme of refurbishment, to offer a delightfully presented interior, with early internal inspection highly recommended to be fully appreciated. The property comprises; enclosed entrance porch, entrance hall, three reception rooms, breakfast kitchen, two double bedrooms, bathroom, front garden, driveway parking, single garage, and mature rear garden.



Location

The property enjoys a mature and favourable location off Blenheim Drive, in the sought-after suburb of Allestree, and is within minutes walking distance of a local parade of shops, and a bus service into Derby city centre. The property is also within easy access of Park Farm shopping centre affording a range of day-to-day shopping, doctors and dentist surgeries, places of worship, library, eateries, public houses, hair and beauty salons, and recreational facilities. The location of the property is also highly convenient for Derby University, Markeaton Park, Darley Park, and the A38 and a52 for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed north along Kedleston Road, and after passing Markeaton Park on the lefthand side turn right into Allestree Lane, before turning left into Blenheim Drive, and right into Hardwick Avenue.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13390.

Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

INTERNALLY

Enclosed Entrance Porch

Having composite security entrance door, laminate flooring, UPVC double glazed side window, and door opening to the: -

Entrance Hall

Having laminate flooring, central heating radiator, and access to the loft space via a timber drop-down ladder, and which is part-boarded and insulated, together with electric lighting.

Lounge Dining Room

Comprising: -

Lounge

4.24m x 3.33m max (13'11" x 10'11" max)

Measurements are 'maximum into recess'.

Having attractive, exposed brick fireplace with fitted log burner, two UPVC double glazed windows to the side, two central heating radiators, and opening to the: -

Dining Room

2.92m x 2.11m (9'7" x 6'11")

Having UPVC double glazed side window, UPVC double glazed bifold doors opening to the rear garden, and concertina doors opening to the: -



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Sitting Room

3.28m x 2.11m (10'9" x 6'11")

Having UPVC double glazed stable-door to the rear, UPVC double glazed window, and airing cupboard housing a Worcester gas-fired combination boiler providing domestic hot water and central heating.



Excellent Breakfast Kitchen

4.06m x 3.28m max (13'4" x 10'9" max)

Having been refitted with a range of modern, stylish light-grey fittings comprising; one double base unit, two single base units, two sets of drawers, three double wall units, and two single wall units, together with integrated dryer, ample Impala granite work surface areas with tiled splashbacks and concealed lighting over, one-and-a-half bowl single-drainer sink unit, UPVC double glazed window, and eight ceiling downlighters.



Front Bedroom One

3.78m x 3.33m max (12'5" x 10'11" max)

Having UPVC double glazed window to the front with timber window blinds, fitted wardrobes with sliding doors, and central heating radiator.



Front Bedroom Two

3.73m x 2.90m max (12'3" x 9'6" max)

Having UPVC double glazed window with timber window blinds, fitted wardrobes, and central heating radiator.





Luxury Bathroom

Having been refitted with modern white sanitary ware, comprising; low-level WC with concealed cistern, wash hand basin inset in vanity unit with cupboards under, bath with shower mixer taps, and separate shower cubicle with rain and handheld shower fittings, together with two UPVC double glazed windows, four ceiling downlighters, ceiling extractor fan, and heated chrome towel rail.



EXTERNALLY

Front Garden

The property is set back behind a front garden, laid mainly to slate for easy maintenance, with flower and shrub borders, and a driveway affording car standing, and leading to the; -

Detached Single Garage

Having twin doors to the front, electric power and light, and side access door.

Rear Garden

A particular feature to note is the landscaped, mature rear garden, having paved patio, lawn, flower and shrub borders, raised pergola with barbecue area, timber summer house with electrics, greenhouse, and external water tap and power points.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

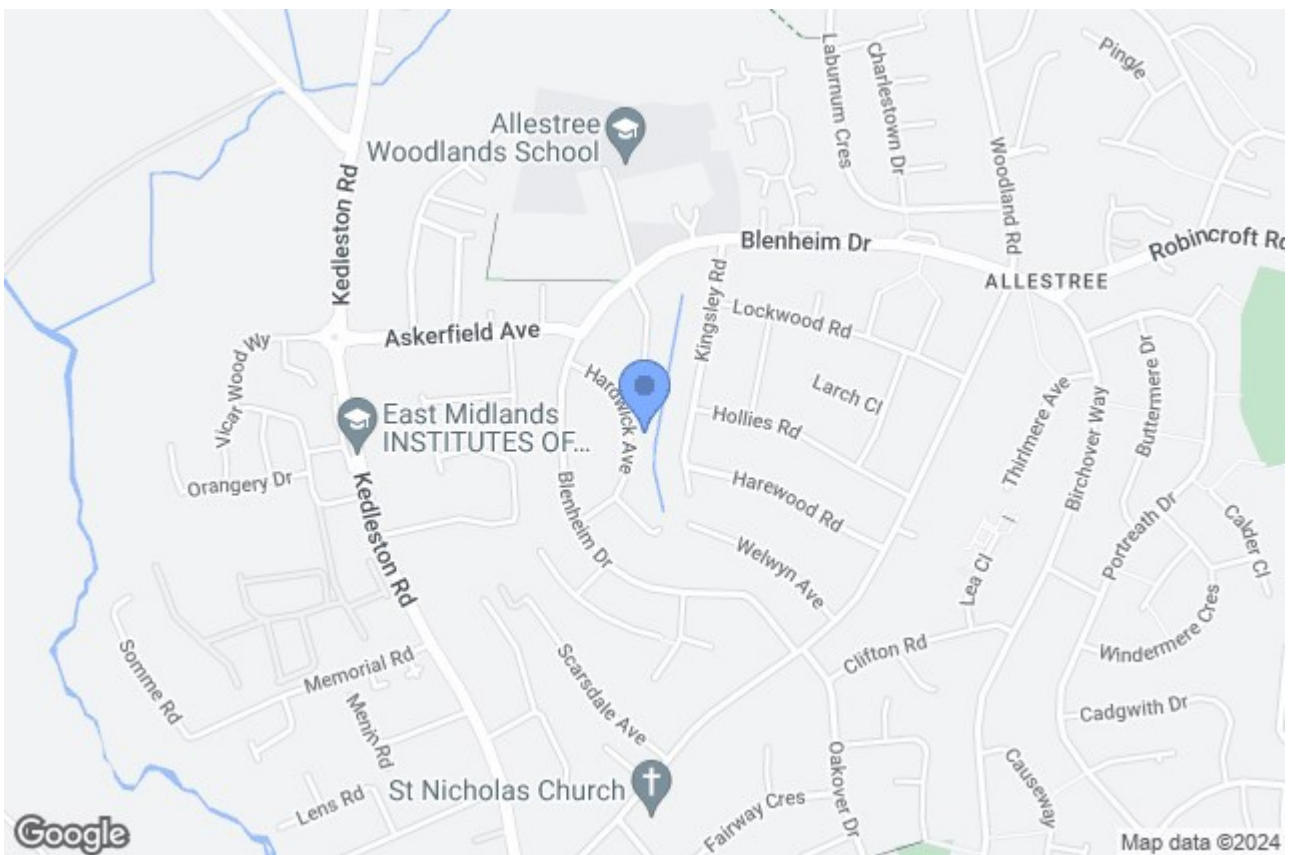
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13390

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.



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