



4 Bed Bungalow - Detached

5 Cloves Hill, Morley, Derbyshire DE7 6DH

Offers Around £475,000 Freehold



4



1



2



E

Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Spacious Detached Bungalow - 1, 358 sq. ft
- Popular Semi-Rural Location - Countryside Views
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Fitted Kitchen (& Dining Room)
- Three/Four Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private Mature Gardens
- Sweeping Driveway & Garage
- No Chain Involved - A Perfect Refreshment Project in a Great Location

An opportunity to purchase this spacious three/four bedroom detached bungalow located in the desirable village of Morley with countryside views. The bungalow would make a perfect refurbishment project and has the foundations to make a fabulous home.

The Location

Brackley Gate is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Accommodation

Storm Porch

With double glazed entrance door opening into entrance hall.

Entrance Hall

L-shaped with high ceiling, radiator, built-in storage cupboard and burglar alarm control panel.

Lounge

Enjoying a dual aspect with feature fireplace with inset living flame gas fire and raised tiled hearth, high ceiling, two radiators, double glazed window with aspect to front, double glazed window with aspect to rear, countryside views and internal panelled door.



Kitchen

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assisted oven, dishwasher, washing machine and fridge/freezer (included in the sale at a successful sale price), concealed central heating boiler, tiled splashbacks, deep skirting boards and architraves, high ceiling, radiator, tiled effect vinyl flooring, double glazed window, door giving access to private rear garden and internal glazed door. Special note: there is potential to knock the kitchen into bedroom four/study if desired.



Bedroom One

With wardrobes, high ceiling, radiator, access to roof space, double glazed window overlooking private rear garden and internal panelled door.



En-Suite

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, high ceiling, heated chrome towel rail/radiator and double glazed obscure window.



Bedroom Two

With wardrobe, high ceiling, radiator, double glazed window with countryside views and internal panelled door.



Bedroom Three/Dining Room

With high ceiling, radiator, countryside views, double glazed window and internal panelled door.



Bedroom Four/Study

With high ceiling, radiator, double glazed window with aspect over private rear garden and internal panelled door.



Family Bathroom

With bath with electric shower over and shower screen door, pedestal wash handbasin, low level WC, high ceiling, fully tiled walls, built-in storage cupboard housing the hot water cylinder, radiator, shaver point, double glazed obscure window and internal panelled door.



Roof Space

Accessed via a loft ladder with boards for storage and light.

Front Garden

The property is set well back from the pavement edge behind a deep lawned fore-garden with a varied selection of shrubs, plants and small trees.



Rear Garden

A private garden enjoying a warm westerly aspect with a varied selection of shrubs, plants, seating areas and paved pathway. Side access gate with timber shed. Cold water tap.



Driveway

A sweeping tarmac driveway provides car standing spaces for several cars.



Garage

With concrete floor, power, lighting, rear window, rear personnel door giving access to garden and up and over front door.


Council Tax Band - F

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

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

54

82

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	