



2 Bed Bungalow - Detached

27 Wharfedale Close, Allestree, Derby DE22 2UQ

Offers Around £230,000 Freehold



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**Fletcher
& Company**

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- Detached Bungalow
- Ecclesbourne School Catchment Area
- Lounge & Study
- Kitchen & Dining Room
- Two Bedrooms, En-Suite & Bathroom
- South Facing Garden
- Large Driveway
- Cul-de- Sac Location
- Located between Darley Park & Allestree Park
- No Chain Involved

A two bedroom detached bungalow on Wharfedale Close offers a wonderful opportunity for those looking to downsize. The property features two reception rooms, dining kitchen, two well-proportioned bedrooms, two bathrooms and a south-facing garden.

The large driveway accommodates parking for up to three/four vehicles, a rare find in many properties, ensuring that you and your guests will never be short of space.

Additionally, the bungalow presents scope for improvement, allowing you to personalise and enhance the home to suit your tastes and lifestyle.

With no chain involved, this property is ready for you to move in and make it your own without delay.

The Location

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. The property is within walking distance of the Park Lane Surgery, local shops and petrol station. A regular bus service also operates along Duffield Road (A6).

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota. Fast access to Duffield, Belper and Derby City Centre.

Accommodation

Entrance Porch

6'6" x 3'3" (1.99 x 1.00)

With panelled door, double glazed window and panelled door giving access to hallway.

Hallway

17'1" x 5'1" (5.22 x 1.55)

With radiator and two storage cupboards.

Lounge

17'3" x 10'9" (5.26 x 3.28)

With fireplace, radiator and double glazed bow window with aspect to front.



Study

9'9" x 9'5" (2.99 x 2.89)

With internal double opening panelled doors giving access to bedroom two.



Kitchen

11'10" x 6'10" (3.63 x 2.10)

With single stainless steel sink unit with hot and cold tap, wall and base units, worktops, electric cooker, plumbing for automatic washing, space for fridge/freezer, open square archway leading to dining room, sealed unit double glazed window and double glazed door giving access to rear garden.



Dining Room

12'0" x 7'4" (3.67 x 2.26)

With radiator, open square archway leading to kitchen and double glazed window to rear.



Inner Lobby

8'8" x 2'8" (2.66 x 0.82)

With useful built-in storage cupboard providing storage and also housing the central heating boiler.

Bedroom One

13'8" x 8'1" (4.17 x 2.48)

With fireplace and double glazed bay window to front.



En-Suite

8'1" x 2'8" (2.48 x 0.82)

With low level WC, wash basin with fitted base cupboard, heated towel rail/radiator and extractor fan.

Bedroom Two

17'3" x 8'7" (5.26 x 2.64)

With radiator and double glazed window.



Bathroom

8'2" x 6'1" (2.51 x 1.87)

With bath, wash basin, low level WC, separate shower cubicle with electric shower, radiator and double glazed obscure window.



Garden

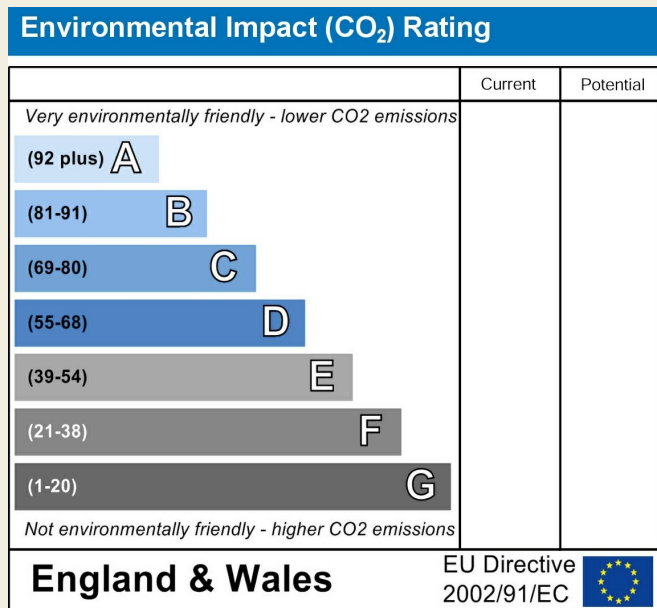
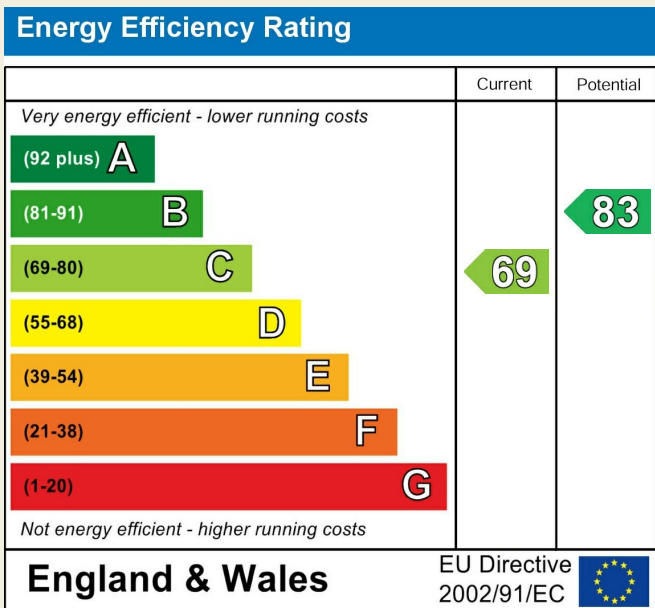
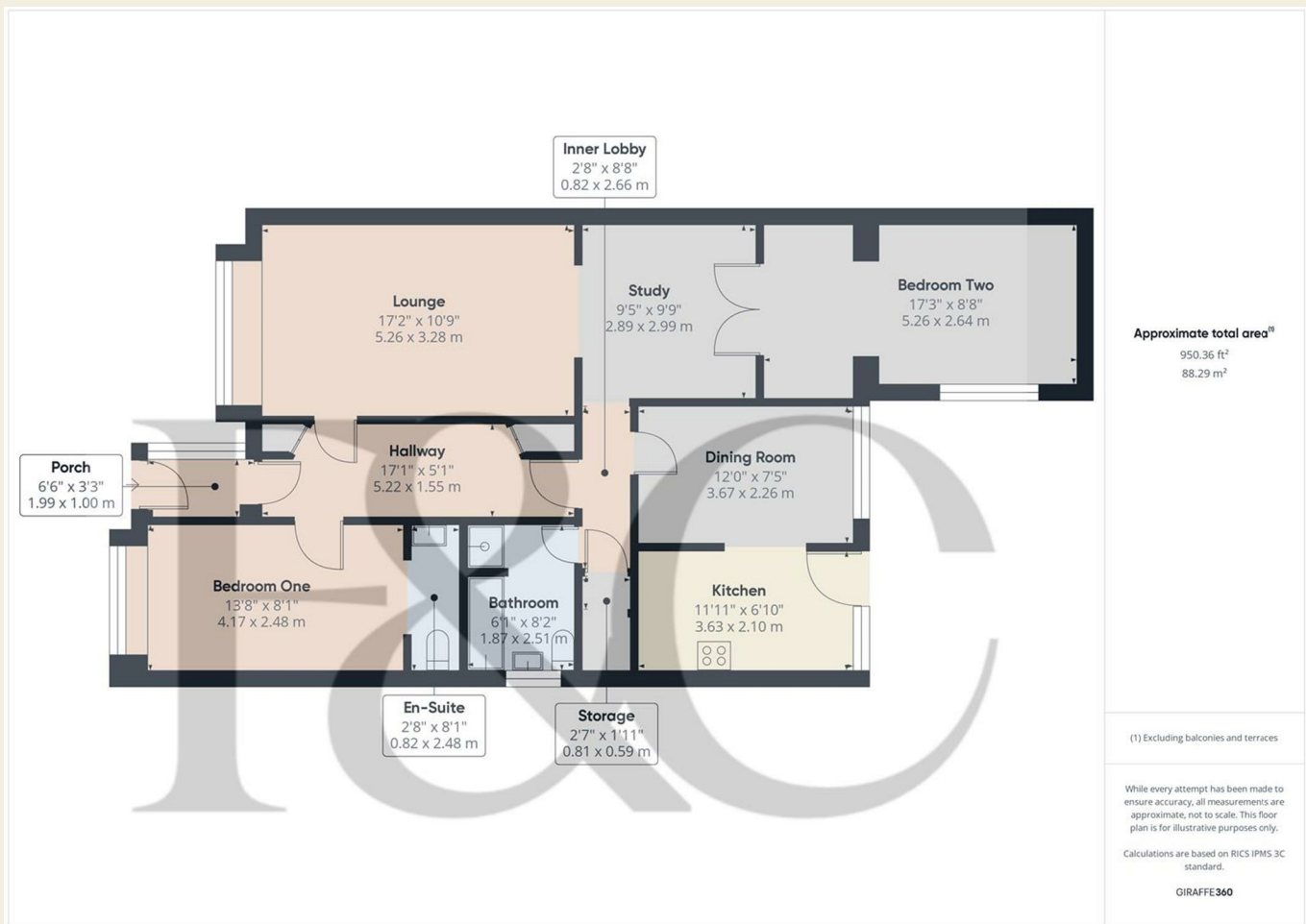
To the rear of the property is a manageable, south facing, enclosed rear garden laid to lawn with block paved patio and garden shed.



Large Driveway

To the front of the property is a large tarmac driveway providing car standing spaces for three/four cars.

Council Tax Band C



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