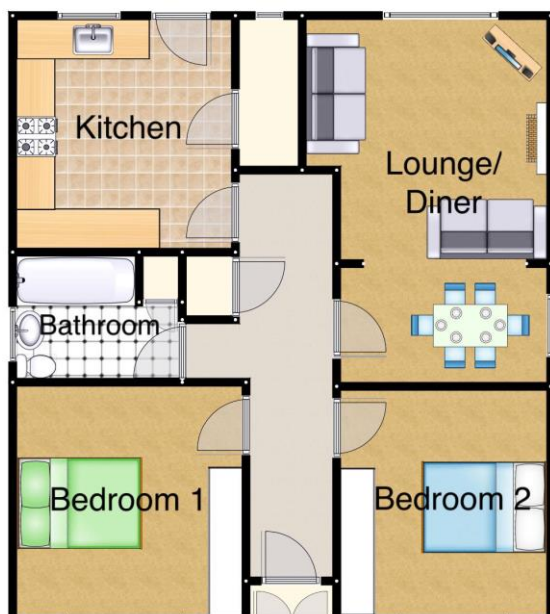




**11 Chevin Avenue, Borrowash
Derby, DE72 3HR**

A large two double bedroom detached bungalow situated on a fantastic plot with a very large and private rear garden. The property was originally constructed as a three bedroom dwelling, however the third bedroom has now been combined with the living room to create a large lounge diner, however this could be reverted if required. The property is UPVC double glazed, gas centrally heated and is offered for sale with the added benefit of there being no upward chain in clean and tidy condition, ready to move straight into. The potential to create something truly wonderful is very great indeed, there is a large central hallway, spacious rooms and ample space for extension. There is also a long driveway with parking for several vehicles and a detached garage at the rear.



£289,950

Entrance Porch

UPVC double glazed double doors leading to an inner porch with a front door to the hallway.

Central hallway 20' 7" x 5' 1" (6.27m x 1.55m)

Large central hallway with doors leading off to all rooms and including access the loft, a central heating radiator and a spacious cloak cupboard.

Lounge/Diner 19' 5" x 14' 7" (5.91m x 4.44m)

A spacious lounge diner with a window to the side, a UPVC double glazed window to the rear garden, two central heating radiators, four wall lights, a TV point, a spacious dining area and a feature fireplace with gas fire.

Kitchen 10' 5" x 11' 1" (3.17m x 3.38m)

Fitted with a range of base and eye level units with laminate worksurfaces, an electric double oven, an integrated fridge, a four ring gas hob and a stainless steel sink drainer. There is also space for a small dining table, a door leading to a large pantry with space for a freezer, plumbing for a washing machine, a UPVC double glazed window with a view down the garden and a UPVC double back door to the rear.

Bedroom 1 12' 0" x 11' 2" (3.65m x 3.40m)

UPVC double glazed window to the front, a range of fitted wardrobes and a central heating radiator.

Bedroom 2 11' 11" x 9' 7" (3.63m x 2.92m)

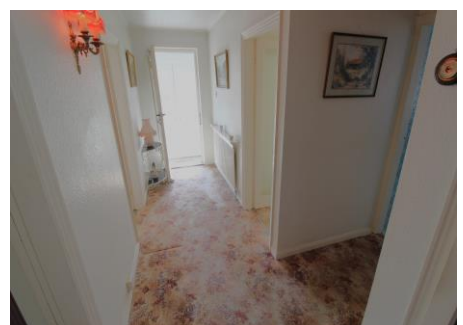
UPVC double glazed window to the front, a range of fitted wardrobes and a central heating radiator.

Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)

Three piece suite including a panel bath with a shower mixer over, a pedestal wash basin and WC. There is also an airing cupboard containing the hot water tank, a UPVC double glazed window to the side, a vinyl floor covering, a central heating radiator and ceramic tiled walls.

Outside

The property is set back from the road beyond a fore garden with an adjacent driveway on the left which leads to the garage at the rear. There is also a wide pedestrian gate on the right hand side, allowing good access for maintenance of the property. The rear garden is fantastic, very large, private and with huge potential for extending the bungalow.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

