



**85 Avon Street,
Derby, DE24 8TL**

Offered for sale with the benefit of having no upward chain, is this spacious two bedroom detached bungalow, situated in a superb cul-de-sac location. There is a large sitting room to the front with dining space, a fitted kitchen, cloakroom WC off the hallway and a three piece bathroom to the rear. All of the windows and doors are UPVC double glazed, there are solar panels fitted to the roof and a full gas central heating system fuelled by a combination boiler. Externally, the property is set back from the road beyond metal driveway gates, which lead to a good size Tarmac driveway with carport. To the rear is a spacious level garden, which is mainly laid to lawn and including a paved patio with French double door to bedroom two and a large fixed sun canopy.



£210,000

Hall 8' 11" x 5' 4" (2.72m x 1.62m)

Spacious entrance hall including a UPVC double glazed front door, UPVC double glazed windows to both sides, a laminate floor covering and a door leading to the cloakroom WC.

Cloakroom WC 5' 4" x 2' 2" (1.62m x 0.66m)

WC, wash hand basin and a central heating radiator.

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, a vinyl floor covering, a central heating radiator, a UPVC double glazed back door and a double glazed window to the side. Appliances include; a stainless steel sink/drain, plumbing for a washing machine, a four ring gas hob with an extractor hood over, a fitted electric oven, space for a fridge and space for a freezer.

Sitting Room 20' 4" x 10' 11" (6.19m x 3.32m)

Large lounge/diner including UPVC double glazed windows to the front and side, a feature fireplace, two central heating radiators and a door leading to the rear hallway.

Bedroom 1 13' 8" x 9' 11" (4.16m x 3.02m)

UPVC double glazed window to the rear, a central heating radiator and recessed fitted wardrobes with sliding doors.

Bedroom 2 10' 8" x 8' 10" (3.25m x 2.69m)

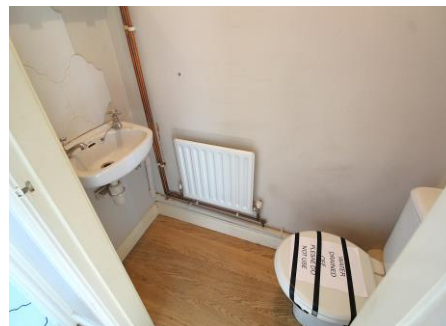
A central heating radiator and UPVC double glazed French double doors to the patio at the rear.

Bathroom

Three piece suite including a quadrant shower cubicle with sliding glass door, a pedestal wash basin and WC. There is also a UPVC double glazed window to the side, a central heating radiator and ceramic tiles to the floor and walls.

Outside

To the front of the property is a good size Tarmac driveway secured via tall metal driveway gates which lead to a single timber carport. There is also access long both sides of the property to the rear, including a footpath on the right hand side and a grassed area on the left, which is just wide enough to get a car down. To the rear is a good size level garden with a spacious lawn and a paved patio with a fixed sun canopy.

**Disclaimer**

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

