



Derbyshire Drive  
Westwood Nottingham



# Derbyshire Drive Westwood Nottingham NG16 5HQ

for sale offers in the region of  
**£190,000**



## Property Description

A two bedroom detached bungalow in the popular location of Westwood. Derbyshire Drive is ideally located with in a cul de sac and in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of an entrance hallway, a generous lounge to the front, fitted kitchen to the rear leading to the conservatory which then leads to the rear garden, two bedrooms and a fitted shower room. Outside, the property boasts a driveway providing off road parking leading to a detached garage and a carport. The front garden is laid to stone with some mature shrubs and gated access which leads to the side. The rear gardens is low maintenance comprising of patio area and fenced boundaries. The property is well maintained whilst being both double glazed and gas centrally heated. Viewings are essential to appreciate the accommodation on offer.

## Entrance Hall

The open entrance hallway is accessed via the side door and allows access to all areas of the property

## Lounge

10' 1" x 17' 2" ( 3.07m x 5.23m )

Situated to the front elevation with large window to the front elevation, radiator wood effect laminate flooring and electric fire.

## Kitchen

7' 3" x 8' 7" ( 2.21m x 2.62m )

Situated to the rear elevation , with a variety of wall and base units and counter tops over with sink and drainer unit, space for cooker and hobs, laminate flooring, window to the rear elevation with door to the conservatory.

## Conservatory

6' 9" x 6' 4" ( 2.06m x 1.93m )

Situated to the rear elevation off of the kitchen with access into the rear garden, allows a great space to utilize as a snug or a garden room.



### Bedroom One

10' 3" x 13' 3" ( 3.12m x 4.04m )

Situated to the front elevation off of the hallway with carpet flooring, window to the front elevation radiator and built in wardrobes.

### Bedroom Two

.8' 7" x 7' 2" ( 2.62m x 2.18m )

Situated to the rear elevation off of the hallway with carpet flooring, window to the rear elevation and radiator.

### Shower Room

Situated to the rear elevation off of the hallway this three piece suite comprises of a shower cubicle, raised W/C and wash hand basin with taps over, stylish tiled walls and vinyl flooring.

### Front

The front the property stands proud behind a front garden with mature shrubs and a drive providing ample off road parking which then leads to the rear garden and detached garage.

### Rear

The rear of the property is fully secured with fenced boundaries, low maintenance paved area, private and allows access to the detached garage.

### Garage

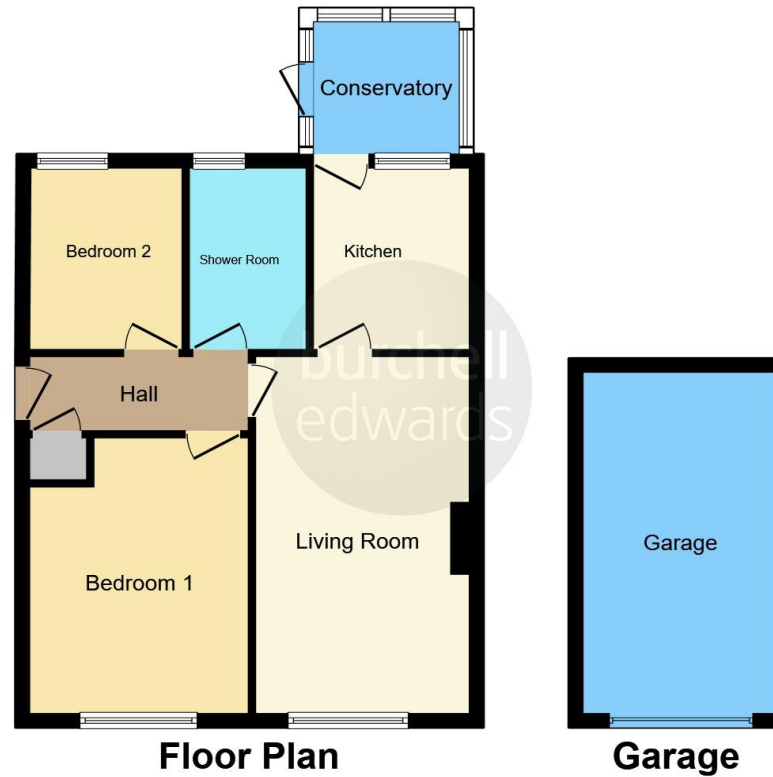
9' 2" x 16' 4" ( 2.79m x 4.98m )

The detached garage benefits from an up and over garage door, power and lighting with ample space for storage or even a small vehicle.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C

Tenure: Freehold

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