

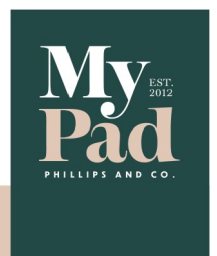
# 2 Bed Bungalow - Detached

Price £279,995

 Twyford Road, Willington, Derby, DE65 6DE



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Smart and stylish high specification detached bungalow situated in this highly sought after village, only minutes walk from the centre. A full inspection is necessary to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; reception hall, lounge / dining room, well equipped kitchen, two sizeable bedrooms and bathroom with four piece suite. Outside is a two a two car forecourt and mature south facing rear garden. Freehold - Council tax band C. Energy rating D.

## Reception Hall

Having composite and opaque double glazed entrance door, radiator, ceiling LED down lighters and access to pitched roof space (having pull down loft ladder, the loft being boarded and supplied with light).

## Sitting Room 15'8" x 12'0" (4.80 x 3.66)



The focal point of the room being the wooden fire surround with electric coal effect living flame fire, television and media connection points, ceiling LED down lighters, radiator and UPVC double glazed French doors to rear aspect.



## Fitted Kitchen 10'11" x 7'5" (3.35 x 2.28)



Having a range of shaker style soft close fitted wall, base and drawer units with natural oak working surfaces, incorporating a Belfast style sink with hot and cold mixer tap, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, concealed canopy extractor hood with down lighter, integrated larder fridge, freezer and slim line dish washer together with a washer dryer, ceiling LED down lighters, under cupboard lighting, radiator and UPVC double glazed window with adjacent UPVC double glazed door to rear garden.

## Bedroom One 11'9" x 10'6" (3.60 x 3.22)



Having ceiling LED down lighters, media connection point and UPVC double glazed window to front aspect.

## Bedroom Two 11'9" x 8'11" (3.60 x 2.72)



Having radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

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## Bathroom 8'6" x 7'2" (2.61 x 2.20)



Having a modern contemporary white four piece suite comprising; concealed flush wc and wash hand basin nestling on a white high gloss vanity unit, deep panelled bath and quadrant tiled shower cubicle with chrome mains fed shower, chrome and glass shower screen and doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

garden lighting. Also included in the sale is the timber potting shed and store, measuring internally 2.91 x 1.40m.



### Please Note

For added security purposes, a burglar alarm system has been installed.

## Outside



The property occupies a delightful sought facing mature plot and is sited within minute's walk of Willington village centre. To the front is a tarmac fore court giving car standing space for two cars, together with an open plan lawned fore garden, having established shrubbed borders, A wooden access gate and pathway to the side leads to the south facing rear garden, enclosed by close panelled fencing, laid to a lawn with full width Cotswold style patio area, attached pergola, cold water tap and

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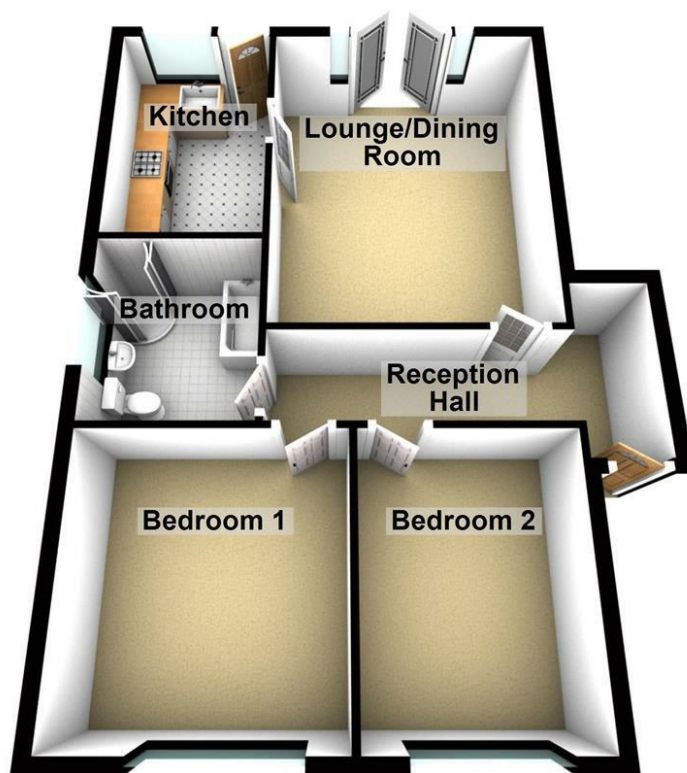
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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