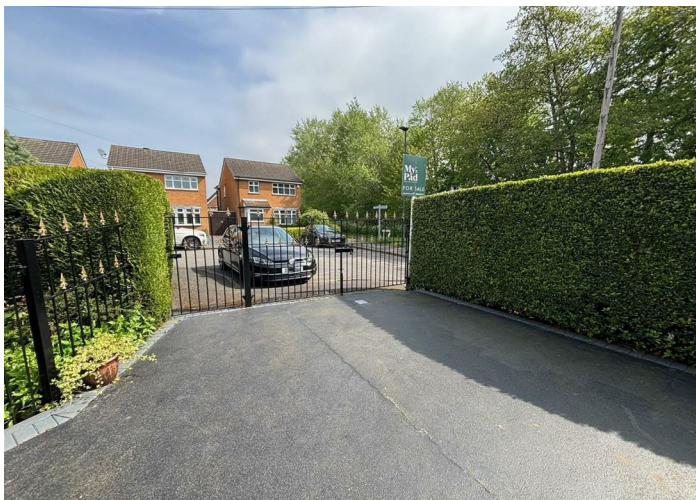


2 Bed Bungalow - Detached

Offers over £230,000

 Enoch Stone Drive, Chaddesden, Derby, DE21 6ZG



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2 Bed Bungalow - Detached

£230,000

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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A delightful well cared for modern detached bungalow nestling into a private south facing landscaped plot at this sought after cul de sac address. A full inspection will reveal an impressive, thoughtfully improved and extended, gas centrally heated and UPVC double glazed home briefly comprising; Reception hall, light and spacious sitting room, well equipped kitchen with conservatory off. Two bedrooms (Fitted furniture to Bedroom One) and family bathroom. Outside, the property enjoys forecourt car / caravan / motorhome parking with an additional driveway to the rear, which leads to a sizeable garage which has been converted to offer home office accommodation. The gardens to the front and rear are professionally landscaped and well stocked. The property is freehold. Council tax band B. Energy rating C.

Reception Hall



Having composite and opaque double glazed entrance door, access to roof space (having pull down loft ladder, the loft being boarded and supplied with power and light), radiator and large full height storage cupboard (housing the Worcester wall mounted combination gas boiler).

Sitting Room 15'3" x 11'1" (4.67 x 3.40)



Having random dressed grit stone fire surround with electric coal effect living flame fire, marble hearth and matching back plate, television and media connection points, radiator and UPVC double glazed window.



Fitted Kitchen 9'7" x 8'9" (2.94 x 2.68)



Having a full range of shaker style soft close fitted wall, base and drawer units with complimentary ceramic tiled splash backs, free standing four burner gas hob with twin electric ovens and grill, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine, radiator, UPVC double glazed window and adjacent UPVC double glazed door to:-



Conservatory 11'3" x 9'1" (3.45 x 2.78)



Having a ceiling fan light, cold water tap, UPVC double glazed windows and matching French doors giving views and access over the private landscaped garden.

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Bedroom One 12'2" x 10'5" (3.72 x 3.18)



Having a range of quality built in bedroom furniture, radiator and UPVC double glazed window.



Bedroom Two 8'11" x 7'8" (2.73 x 2.34)



Having radiator and UPVC double glazed French doors to the garden.

Bathroom

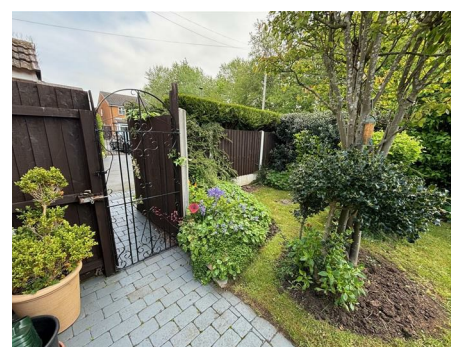


Having three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with shower attachment and mixer tap over, tiled walls, radiator and UPVC opaque double glazed window.

Outside



The property occupies arguably one of the best positions, at this sought after residential address and is sited on a private south facing corner plot, screened by close trimmed conifers and hedging. A gated fore court opens up to provide car parking/caravan/motorhome space, together with a lawned fore garden having established shrubs and trees. A wrought iron gate leads to the south facing landscaped garden, enclosed by close panelled fencing and laid to a shaped lawn with block paved patio area, pathway and established shrubbed borders. The garden also provides further gated access to a twin gated driveway, which in turn leads to the concrete sectional garage, measuring internally 6x3.01m, panelled and converted to provide useful gym/home office/storage space (supplied with power and light).



Please Note

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

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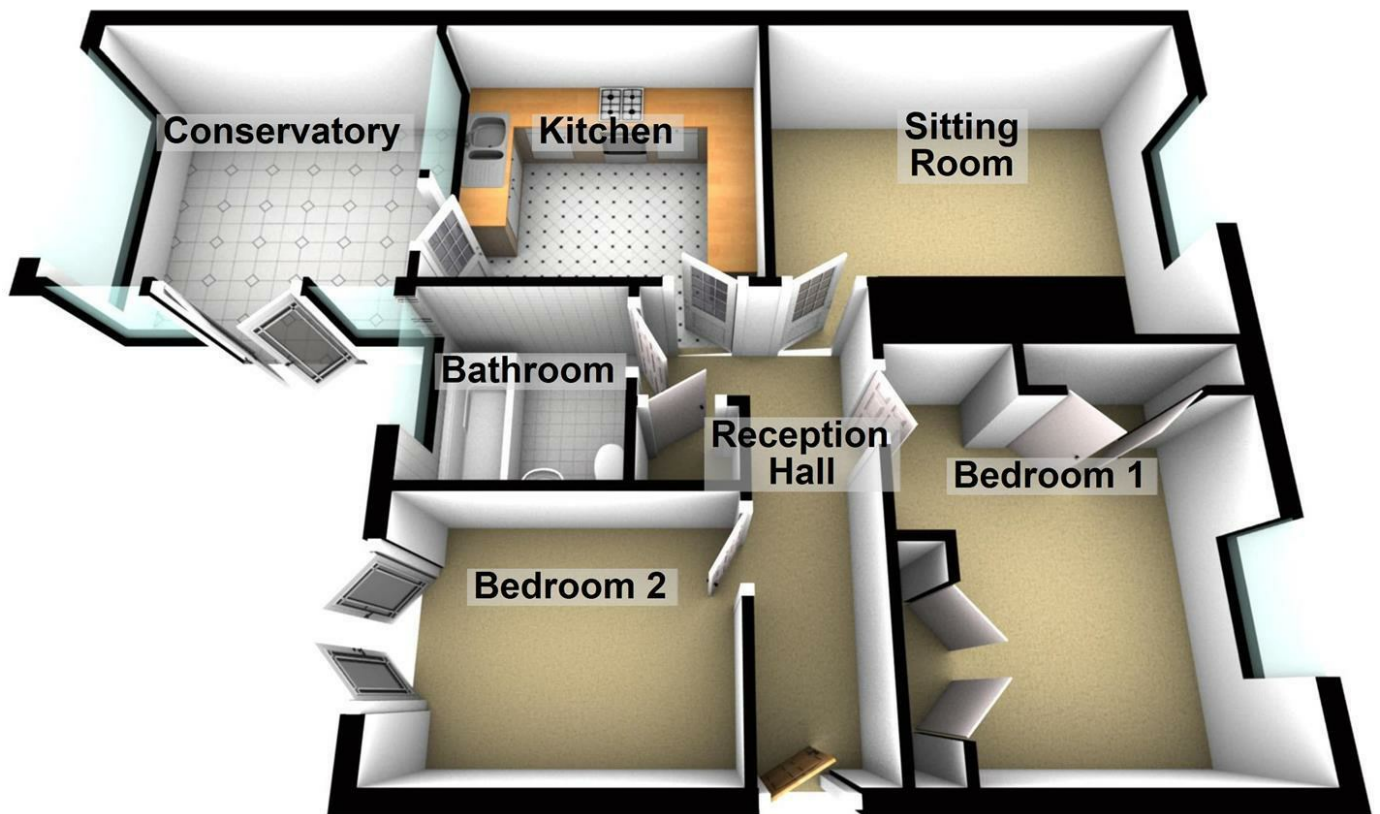
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	88	
Energy efficient - lower running costs	B		69
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - very high running costs	G		

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