

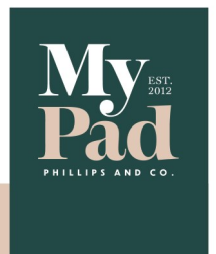
# 2 Bed Bungalow - Detached

Price £270,000

 Birchover Way, Allestree, Derby, DE22 2QJ



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Nestling behind a Yew hedged boundary is this ideally located modern detached bungalow occupying a delightful mature plot at this popular address, close to the Park Farm Shopping centre with its array of amenities. A full inspection will reveal a thoughtfully improved and upgraded home offering light and spacious gas centrally heated and UPVC double glazed accommodation. In brief; entrance porch, well equipped kitchen, inner hallway, lounge / dining room, two bedrooms and modern shower room. Outside is ample car parking, brick garage and established gardens. The property is freehold. Council tax band C. Energy rating C.

## Entrance Porch

Having UPVC double glazed entrance door with matching windows, ceramic tiled floor and UPVC opaque double glazed internal door leads to the:-

## Fitted Kitchen 12'7" x 9'8" (3.85 x 2.95)



Having a range of modern wall, base and drawer units with laminated rolled edge working surfaces, inset black glass ceramic hob with electric oven and grill, concealed dish washer, larder fridge and freezer, ceramic tiled floor, inset stainless steel sink top with side drainer, hot and cold mixer tap, radiator, UPVC double glazed window to front aspect and UPVC double glazed door to side aspect.



## Inner Hallway

With access to roof space.

## Lounge / Dining Room 15'7" x 11'10" (4.75 x 3.62)



Having television and media connection points, laminated wood effect floor, coving to ceiling, radiator, UPVC double glazed window to side aspect and UPVC double glazed French doors and windows giving views and access over the mature rear garden.



## Principal Bedroom 11'11" x 11'10" (3.63m x 3.61m)



Having built in wardrobes, coving to ceiling, radiator and UPVC double glazed window to rear aspect.

## Bedroom Two 9'8" x 8'9" (2.96 x 2.67)



Having radiator, coving to ceiling and UPVC double glazed window to front aspect.

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## Shower Room



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a birch effect vanity unit and quadrant shower cubicle with Mira Sport electric shower, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, two chrome heated towel rails and UPVC opaque double glazed window to front aspect.



## Outside



The property occupies a superb position, at this sought after residential address and is sited on a well tended mature plot. To the front is a hedged boundary leading to a tarmac fore court and driveway, giving car standing space for several cars, with further twin wooden security gates leading to a concrete driveway. This in turn leads to the brick garage, measuring internally 4.98 x 2.54m. An adjacent gate leads to the sizeable rear garden, enclosed by close panelled fencing, laid to a full width patio area with steps leading to an array of mature shrubs and trees.

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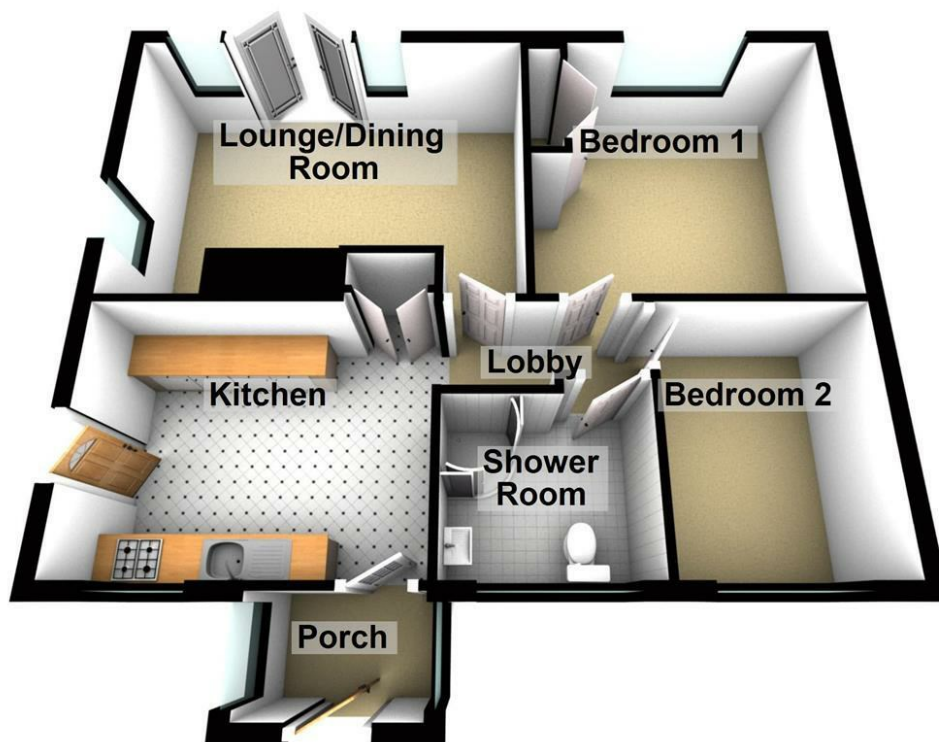
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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		69	
(69-80) C			
(55-68) D			
(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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