


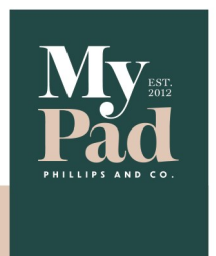
2 Bed Bungalow - Semi Detached

£160,000

 Derrington Leys, Alvaston, Derby, DE24 0SB



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - Delightful modern semi detached bungalow occupying a wider than average low maintenance plot and situated in this highly popular residential locality. A full inspection will reveal a well cared for home benefiting from gas central heating together with UPVC double glazing. Tastefully decorated throughout, the property briefly comprises; reception hall, fitted kitchen, sitting room, inner hallway, two bedrooms (the second bedroom currently used as a dining room), recently built UPVC double glazed conservatory and wet room. Outside are low maintenance gardens, driveway and detached brick garage. The property is sold freehold. Energy rating D. Council tax band A.

Reception Hall

Having UPVC opaque double glazed entrance door, deep full heights cloaks cupboard, ceramic tiled floor and coving to ceiling.

Fitted Kitchen 6'10" x 6'6" (2.09 x 2.0)



Having a full range of birch effect shaker style wall, base and drawer units with laminated rolled edge working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, free standing gas cooker, integrated larder fridge and freezer and UPVC double glazed window to side aspect.

Sitting Room 14'11" x 8'9" (4.57 x 2.68)



The focal point of the room being the feature period style fire surround the veined hearth and matching back plate, recessed coal effect living flame fire, television connection point, radiator, coving to ceiling and UPVC double glazed bow window to front aspect.

Inner Hallway

With access to roof space (having pull down loft ladder, the loft being partially boarded and housing the wall mounted combination gas boiler providing instant domestic hot water and gas central heating) and large full height airing cupboard.

Bedroom One 10'9" x 8'9" (3.30 x 2.67)



Having recessed built in wardrobe, radiator and UPVC double glazed window to rear aspect.

Bedroom Two 13'3" x 6'7" (4.06 x 2.02)



Currently used as a dining room and having coving to ceiling, radiator and double glazed sliding patio doors to the:-

Conservatory 12'5" x 9'1" (3.81 x 2.78)

Having radiator, fitted blinds to the ceiling and windows, television connection point, two wall light points and UPVC double

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glazed windows patio doors giving views and access over the low maintenance rear garden.

Wet Room



Having three piece suite comprising; white low flush wc, pedestal wash hand basin and walk in shower area with Mira Advance electric shower, complimentary ceramic tiled walls, ceiling extractor fan, radiator and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a rarely available wider than average plot, in this popular residential locality. To the front is an open plan pea gravelled fore garden with an adjacent tarmac driveway giving car standing space. A wooden access gate in turn leads to the detached brick garage, measuring internally 4.70 x 2.52, having up and over door, side personal door and supplied with power and light. The low maintenance rear garden is enclosed by close panelled fencing, laid to a patio sun terrace and gravelled area with adjacent cottage garden area, having an array of mature shrubs. Also included in the sale is the timber potting shed.



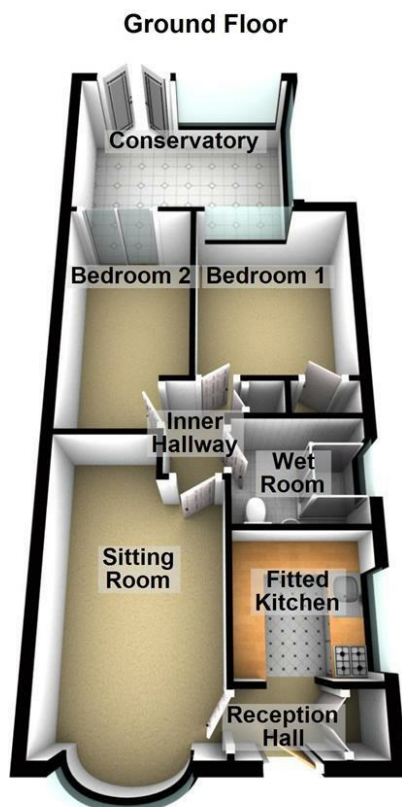
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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