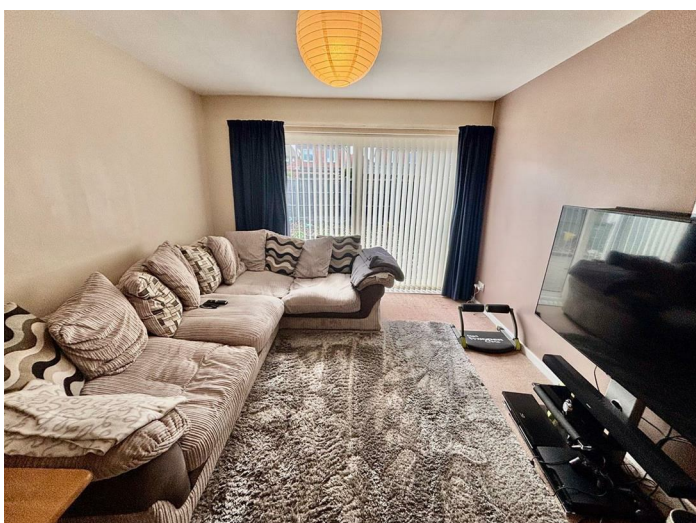


## 2 Bed Bungalow - Detached

£239,950

 Oak Drive, Mickleover, Derby, DE3 9JB



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# 2 Bed Bungalow - Detached

# £239,950

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Occupying a delightful cul de sac position is this modern well presented detached bungalow located close to an array of shops, schools and amenities. Gas central heating together with UPVC double glazing. In brief; entrance porch, hall, lounge dining room, kitchen, lean to, two double bedrooms and bathroom. Outside is a driveway, storage and low maintenance gardens. The property is sold freehold. Council tax band C. Energy rating D.

## Recessed Entrance Porch

Having composite and opaque double glazed entrance door.

## Reception Hall

Having timber and opaque glazed internal door, radiator and access to roof space (housing the boiler and is part boarded).

## Lounge / Dining Room 16'2" x 11'3" (4.94 x 3.43)



Having television and media connection points, radiator and double glazed sliding patio doors to rear.



## Kitchen 11'4" x 7'9" (3.47 x 2.38)



Having a range of shaker style wall and base cupboards with laminated working surfaces, inset stainless four burner gas hob with electric oven and grill, canopy extractor hood with down lighter, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space for fridge freezer, space and plumbing for automatic washing machine, tiled splash backs with contrasting vinyl floor and UPVC opaque double glazed door to rear.

## Lean To

## Bedroom One 13'5" x 10'0" (4.11 x 3.05)



Having radiator and UPVC double glazed window to front aspect.

## Bedroom Two 10'6" x 8'7" (3.21 x 2.62)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

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## Bathroom 4'0"x 6'11" (1.22x 2.11)



Having a white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, tiled splash backs with contrasting vinyl floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies a sought after position, at this popular cul-de-sac, sited close to local shops and amenities. To the front is a gravelled fore court with adjacent driveway. The rear garden is enclosed by close panelled fencing, having a patio area with tree-barked border and outbuilding.

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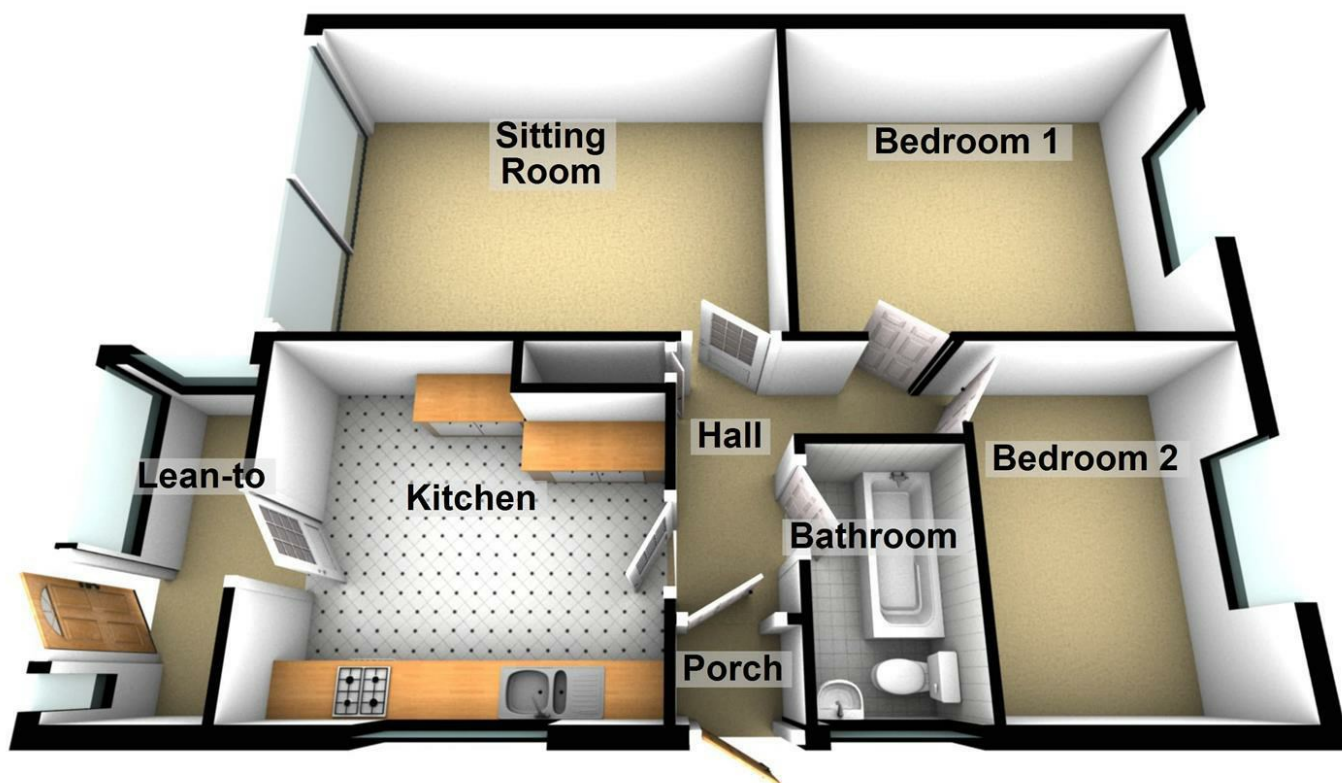
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## Ground Floor



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (35-45) <b>A</b>                            |         | 87        |
| (46-55) <b>B</b>                            |         |           |
| (56-65) <b>C</b>                            |         |           |
| (66-75) <b>D</b>                            |         |           |
| (76-85) <b>E</b>                            |         |           |
| (86-95) <b>F</b>                            |         |           |
| (96-100) <b>G</b>                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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