



Park Lane
Weston-On-Trent Derby



Property Description

A well-presented detached two bedroom bungalow in highly desirable location with a gas fired central heating system, UPVC double glazing, off road parking and particularly private rear garden. The property is set well back from the road and accommodation briefly comprises:- Entrance hall, generous lounge, conservatory, fitted kitchen, two double bedrooms-master with fitted wardrobes and shower room. Outside:- The property is set well back from the road with a front lawned garden with a shrub border, a block paved driveway providing off road parking leading to an attached single garage with light and power, lighting to the front of the property, paved and gated path to the side, security lighting over the side entrance door, gate gives privacy and access to the rear garden, the rear garden is particularly private and enclosed with fencing having paved patios, shaped lawn and gravel edged gravel borders for ease of maintenance, sleeper edged raised border to the rear, breezeblock and brick shed with two power points also houses the gas meter, outside double power socket. To the rear of the garage is also a timber shed to be included on a paved base. Rear access door in to the garage.

Entrance

Side UPVC double glazed entrance door with inset opaque double glazing leading to:-

Entrance Hall

L shaped with central heating radiator with fitted cover, louvre fronted storage cupboard with slatted shelving, the loft is partially boarded with light and power, panelled door off to :-

Lounge

16' 10" x 11' 2" (5.13m x 3.40m)
Having feature fireplace with a marble surround and hearth coal effect inset gas fire, coving to the ceiling, two central heating radiators, UPVC double glazed pencil light window to the side, UPVC double glazed sliding patio doors, giving access to:-

Conservatory

9' 10" x 8' 3" (3.00m x 2.51m)
Having stone effect dwarf wall, UPVC double glazed construction with pitched polycarbonate roof, UPVC double glazed sliding patio doors to the rear giving access to the private rear garden, two top opening windows, ceramic tiled flooring, power points.

Kitchen

10' 9" x 9' 3" (3.28m x 2.82m)
Having a range of matching base and wall units with roll edged laminated work surfaces over, single drainer one and a quarter stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, integrated electric fan assisted oven, four burner gas hob, extractor hood, ceramic tiled splashbacks, coving to the ceiling, ceramic tiled flooring, UPVC double opaque glazed door to the rear giving access to the garden, UPVC double glazed window gives aspect over the garden, central heating radiator.

Bedroom One

13' 7" x 9' 1" (4.14m x 2.77m)
Measured to the front of four double door fronted fitted wardrobes incorporating a full clothes storage system of hanging rails, shelving and drawers, UPVC double glazed diamond leaded bay window to the front elevation, central heating radiator and coving to the ceiling.

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Having UPVC double glazed diamond leaded window to the front elevation, central heating radiator, coving to the ceiling.

Shower Room

Having three piece modern white suite comprising corner glazed shower cubicle with a chrome mains shower over, pedestal wash hand basin with ceramic tiled splashback and low level wc, ceramic tiled flooring, ceramic tiled walls to the shower enclosure, UPVC double glazed opaque window to the side elevation, coving and inset spotlights to the ceiling, central heating radiator.

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Garage

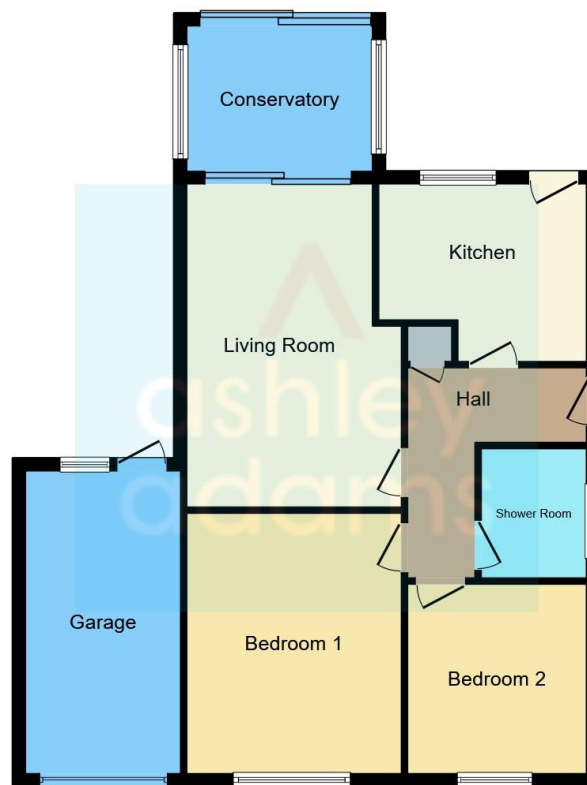
16' 4" x 7' 10" (4.98m x 2.39m)

Up and over door, light and power, rear window and access door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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