



Grange Close
Ticknall Derby



Property Description

A well presented family sized detached three bedroom bungalow on a generous corner plot with gardens to front, side and rear, off road parking and tandem double integral garage. The property has potential for extension subject to planning permission, a gas fired central heating system, UPVC double glazing and versatile accommodation briefly comprising:- Entrance hall, spacious living room, opening to dining room with patio doors to garden, a high spec, well equipped fitted kitchen, three well proportioned bedrooms and family bathroom. To the rear of the double garage is a generous utility room/laundry room and accessed internally from inside the garage is a useful two compartment cellar offering excellent storage. The gardens are well landscaped with a wealth of features which must be viewed to be fully appreciated and the property is offered with no chain.

Entrance

Front panelled composite entrance door with inset coloured and leaded glazing leading into a spacious entrance hall with attached UPVC opaque double glazed side panels with central heating and a double door fronted cloaks cupboard, ideal for shoe storage, housing gas and electric meter - glazed panel entrance to the lounge

Lounge

18' 5" x 12' 1" (5.61m x 3.68m)
having lots of natural light due to the placement on a corner plot with UPVC double glazed picture window to front further UPVC double glazed panels to side - coving to the ceiling and 2 further central heating radiators and feature coal effect gas fire fireplace made with Derbyshire sandstone and a marble hearth and backplate. wide opening leading onto;

Dining Room

13' 3" x 8' 7" (4.04m x 2.62m)
UPVC double glazed sliding patio doors with fitted blinds giving aspect and access to the rear garden. A further central heating radiator, the coving & carpeting continues from the lounge allowing open plan living, A panelled door giving access to

Refitted Breakfast Kitchen

9' 4" x 11' (2.84m x 3.35m)
Having a range of matching base and wall unit with feature Corian worksurface matching upstands a range of high quality integrated AG appliances, including an electric fan assisted oven, 4- burner gas hob and extractor hood, space & plumbing for automatic dishwasher, under unit fridge, concealed under unit lighting, single drainer 1 ¼ stainless steel sink unit with contemporary chrome mixer tap over, as well as two corner fitted carousels, UPVC double glazed window to the rear giving aspect to the garden with fitted window blind and half UPVC double glazed door giving access to the rear vinyl floor covering

Inner Hallway

having carpeted flooring throughout, and smart system hive thermostat, with loft access that is part boarded

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Extensive range of furniture included within the selling price consisting of two double fronted wardrobes with bifold doors including hanging rail and shelves, matching chest of drawers and bedside cabinets; UPVC double glazed picture window giving aspect over the garden as well as a carpeted floor.

Bedroom Two

14' 7" x 7' 10" (4.45m x 2.39m)

Having central heating radiator, UPVC double glazed window overlooking the side aspect and carpeted flooring, open leads to;

Dressing Room

7' 11" x 5' 11" (2.41m x 1.80m)

Having UPVC double glazed window with aspect overlooking rear and side aspects, carpet throughout and with a central heating radiator

Bedroom Three

11' 11" x 8' 5" (3.63m x 2.57m)

Having UPVC double glazed window to front, central heating radiator and carpeted flooring

Bathroom

3-piece cream suite consisting of a panel bath, Aqualisa mains shower fitted with glazed shower screen, pedestal wash hand basin with chrome mixer taps & W/c, fully ceramic tiled walls & ceramic flooring, wall mounted heated towel rail and opaque UPVC double glazed window with fitted blind over the front aspect, with inset spotlights to the ceiling

Outside

Set well back on a corner plot with lawned areas to the front and side, paved path and steps up to front door. A brick retaining wall and block paving leading to the integral garage.

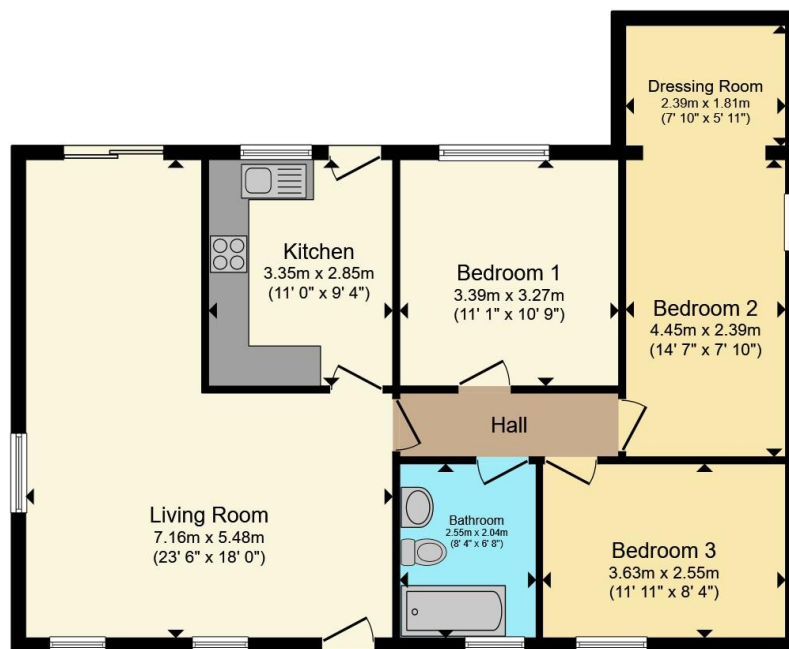
Lawn to front and side flanked with borders inset with mature shrubbery. Along the side of garage, a paved path with lawn level with the edge of the boundary leads to a gate & fence with access to private rear garden;

Consisting of a shaped lawn area that has been very well landscaped onto split levels, paved step and patio raised patio from dining room doors steps leading down brick retaining wall stone rockery area, further shrubs with feature hedge at rear boundary as well as gravelled for ease of maintenance.

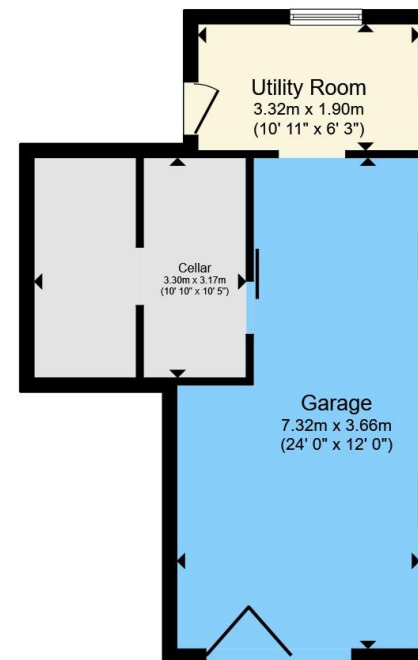








Foor Plan



Outbuilding

Total floor area 126.4 m² (1,360 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205818 - 0007

Tenure:Freehold EPC Rating: Awaited

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