

2 Bed Bungalow - Semi Detached

Price £200,000

📍 Myers Close, Sinfen, Derby, DE24 9PQ



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EST. 2012
MY PAD GROUP

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Phillips & Co are delighted to offer for sale this exceptionally well appointed, gas centrally heated and Upvc double glazed semi detached bungalow occupying a cul-de-sac position in this ever popular residential locality. This comfortable home has been the subject of a high specification restoration programme which requires a full inspection to appreciate. In brief; Reception hall, lounge / dining room with well equipped kitchen off, two double bedrooms, custom fitted shower room. Outside is ample car parking, a detached garage and manageable gardens. The property is sold freehold. Council tax band B. Energy rating D. SOLD WITH IMMEDIATE VACANT POSSESSION AND NO UPWARD CHAIN.

Reception Hall



Having feature UPVC regency style opaque double glazed entrance door with matching full height picture window, double radiator and access to roof space.

Lounge/Dining Room 19'10" x 11'9" (6.05 x 3.58)



Having television connection point, double radiator and UPVC double glazed french doors giving views and access over the private established rear garden.



automatic washing machine, UPVC double glazed window to side aspect and UPVC double glazed door with matching window giving views and access over the established private rear garden.

Master Bedroom 13'11" x 11'9" (4.24 x 3.58)



Having double radiator and UPVC double glazed window to front aspect.

Kitchen 10'8" x 7'9" (3.25 x 2.36)



Having been comprehensively refitted to provide a full range of cream high gloss wall, base and drawer units with contemporary brushed chrome handles and butchers block effect natural oak laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching back plate, electric oven and grill, canopy extractor hood with down lighter, concealed larder fridge and slim line dish washer, Vaillant wall mounted combination gas boiler providing instant domestic hot water and gas central heating, space and plumbing for



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Second Bedroom 11'2" x 7'11" (3.40 x 2.41)



Having double radiator and UPVC double glazed window to front aspect.

Shower Room



Having modern contemporary white suite comprising; low centre flush wc, wash hand basin recessed into a white high gloss vanity unit with storage cupboard and drawers, feature walk in wet room with contemporary glass shower screen, chrome mains fed shower, complimentary ceramic tiled walls, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

Outside

The property occupies a cul-de-sac position on an established sizeable plot. To the front is a dwarf brick boundary wall with lawned fore garden. An adjacent tarmac driveway gives car standing space for several cars and leads to the detached brick garage, having up and over door and supplied with power and light. A wrought

iron access gate leads to the established rear garden, enclosed by a screen of well trimmed hedging together with brick walling and close panel fencing, laid to a shaped lawn with full width patio area, deep filled shrubbed borders, timber potting shed, cold water tap, garden and security lighting.



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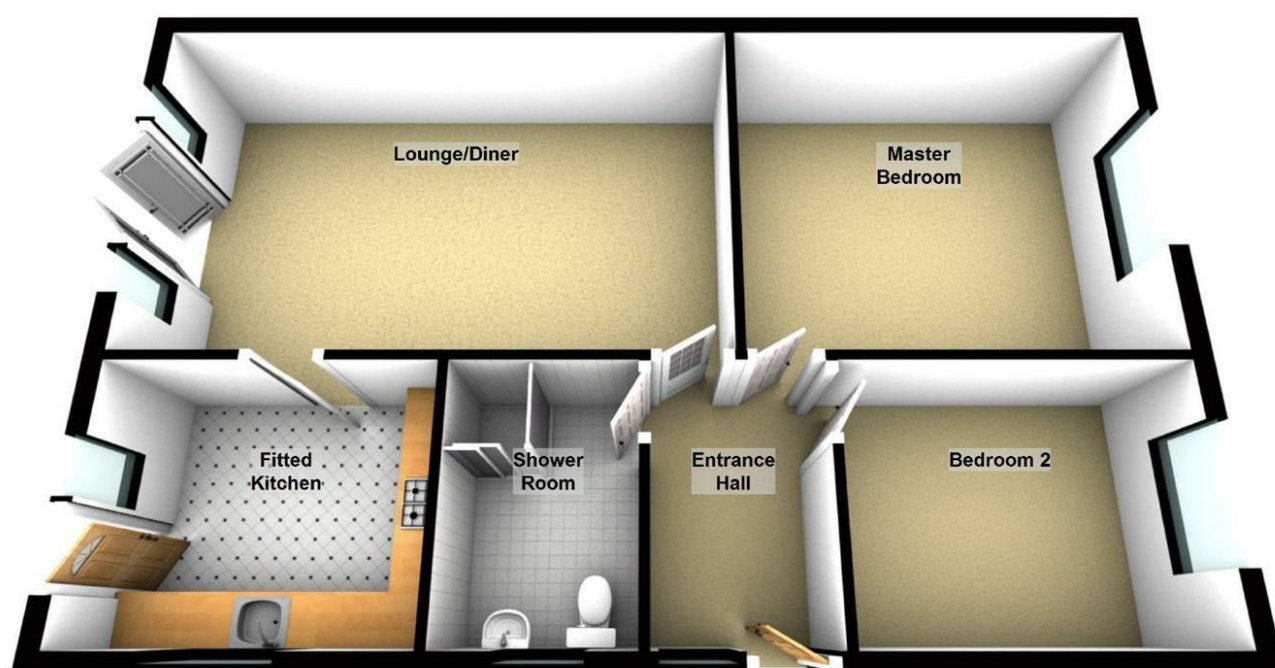
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Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		87
(81-90) B		
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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