



21 Wessington Mews, Allestree, Derby, DE22 2XH

£160,000



Enjoying a pleasant position close to the Park Farm shopping centre and within a small purpose-built development for the over 55's is this much improved two bedroom mid-bungalow enjoying a pleasant end of cul-de-sac position.



21 Wessington Mews, Allestree, Derby, DE22 2XH

£160,000



DIRECTIONS

Approaching Allestree from Kedleston Road having left the city centre turn right into Birchover Way, take the next right into Carsington Crescent, follow the road taking the first right into Thorpeland Drive, then second right into Wessington Mews. The property will be found at the end of the close on the left. Viewers should observe local parking restrictions.

The gas centrally heated and UPVC double/triple glazed accommodation comprises, an entrance hallway with two store cupboards, spacious living room leading into a modern fitted kitchen and garden room, main bedroom with built in wardrobes, second bedroom and a beautifully refitted shower room.

Externally, there is a pleasant low maintenance rear garden with mature wooded backdrop, driveway providing off road parking to the immediate front of the property, brick store shed and attractive managed communal gardens.

There is a locally based warden overseeing the smooth running of the development.

Located off Carsington Crescent, the development is ideally positioned for the many amenities, facilities and services found at the nearby Park Farm shopping centre. There is also a frequent public transport service into the city centre.

An ideal downsize for retirees and to assist with ease of independent living in later life.

ACCOMMODATION

RECESSED STORM PORCH

Outside light, brick store cupboards, double glazed entrance door giving access:

HALLWAY

Entering the property into a spacious 'L' shaped hall with two store cupboards, one housing the modern Worcester combination boiler providing domestic hot water and gas central heating, vinyl flooring, radiator.

LIVING ROOM

14'9" x 11'8" (4.50m x 3.56m)

A spacious room featuring an attractive fireplace with an inset flame gas fire, media connections, a UPVC triple glazed window overlooks the rear, ample space for lounge and dining furniture, radiator.

KITCHEN

8'10" x 7'10" (2.69m x 2.39m)

Appointed with a modern range of fitted kitchen units including floor and base cupboards, drawers, laminate work surfaces and tiled walled stainless steel sink and drainer, space for an oven, washing machine and fridge freezer, fitted extractor fan, inset ceiling spotlights, UPVC double glazed window, tiled floor, radiator.

GARDEN ROOM

12'1" x 4'10" (3.68m x 1.47m)

With sliding patio door into the garden, tiled floor, providing covered space for sitting and storage.

BEDROOM ONE

10'1" x 9'9" (3.07m x 2.97m)

A generous double bedroom with fitted wardrobes, drawers and dressing table, inner double glazed window, radiator.

BEDROOM TWO

11'7" x 6'5" (3.53m x 1.96m)

A versatile room suitable as a second bedroom, dining room or study having a front facing UPVC double glazed window, radiator.

SHOWER ROOM

7'10" x 6'5" (2.39m x 1.96m)

Beautifully appointed with a practical suite comprising a low-profile shower tray, screen and mains chrome shower with tiled walls and sill, wash basin sat on a vanity unit with an illuminated mirrored cabinet over, low level

WC, tiled floor, UPVC double glazed window, inset ceiling spotlights, extractor fan, radiator.

TENURE

Leasehold

The property is held on a 99-year lease commencing from May 2016. On completion of purchase, the lease will be reset to 99 years.

Monthly Lease Charges for April 25 to March 26: £139.46 which includes, warden, garden maintenance, buildings insurance and a sinking fund contribution.







Road Map



Floor Plan

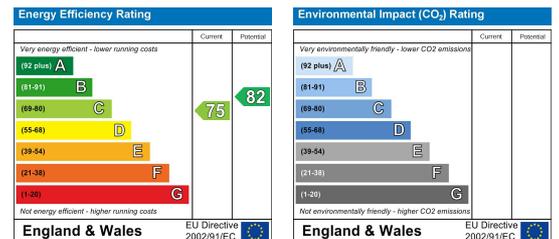
Ground Floor
50 sq.mt / 538.19 sq.ft
Approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk