

12 Scarsdale Avenue, Allestree, Derby, DE22 2JZ

Offers Over £260,000

Freehold



- No Upper Chain
- Quiet Cul-de-Sac Location
- Entrance Hall & Lounge
- Fitted Kitchen
- Lean To/Utility
- Two Bedrooms & Bathroom
- Driveway & Garage
- Spacious, Mature Rear Garden
- Convenient for a Range of Amenities
- Close to Excellent Transport Links





Summary

This is a well-positioned, two bedroom, detached bungalow located on a quiet cul-de-sac in desirable Allestree. The property is sold with the benefit of no upper chain.

The double glazed and gas central heated accommodation comprises entrance hall, lounge, kitchen, lean to/utility with useful storage room off, two bedrooms and a bathroom.

To the front of the property there is a driveway leading to a garage. To the rear there is a private garden with patio, artificial lawn and lawn section with mature hedging and trees.

Please note: The vendor had planning permission with Derby City Council to extend the property to create accommodation with four bedrooms. This has now lapsed.

F&C

The Location

The property's location in Allestree affords easy access to Park Farm shopping centre and facilities along Blenheim Drive. There is a regular bus service into Derby City centre and easy access to parks and schooling.

Accommodation

Entrance Hall

12'11" x 3'2" (3.95 x 0.99)

A stylish entrance door provides access to hallway with central heating radiator.

Lounge

13'8" x 11'8" (4.19 x 3.57)

Featuring a fire surround with electric fire, central heating radiator, decorative coving and double glazed cant bay window to front.



Kitchen

10'2" x 9'7" (3.10 x 2.93)

Comprising granite effect worktops, stainless steel sink unit fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with built-in oven and extractor hood over, integrated fridge, appliance space suitable for washing machine and door to pantry.



Pantry

Housing the gas fired boiler.

Utility/Lean To

8'2" x 5'1" (2.51 x 1.55)

Having double glazed windows and door to rear, appliance space suitable for washing machine and latch door to useful storage room.



Bedroom One

10'10" x 9'11" (3.32 x 3.03)

With central heating radiator, decorative coving and double glazed cant bay window to front.



Bedroom Two

12'4" x 10'11" (3.77 x 3.33)

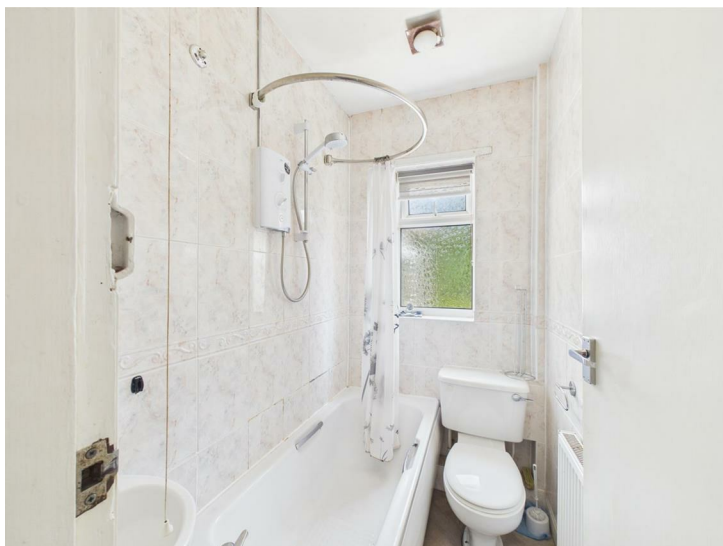
Having a central heating radiator, decorative coving and double glazed window to rear.



Bathroom

6'2" x 4'5" (1.88 x 1.35)

Fully tiled and appointed with a low flush WC, wash handbasin, bath with Mira shower over, central heating radiator and double glazed window to rear.



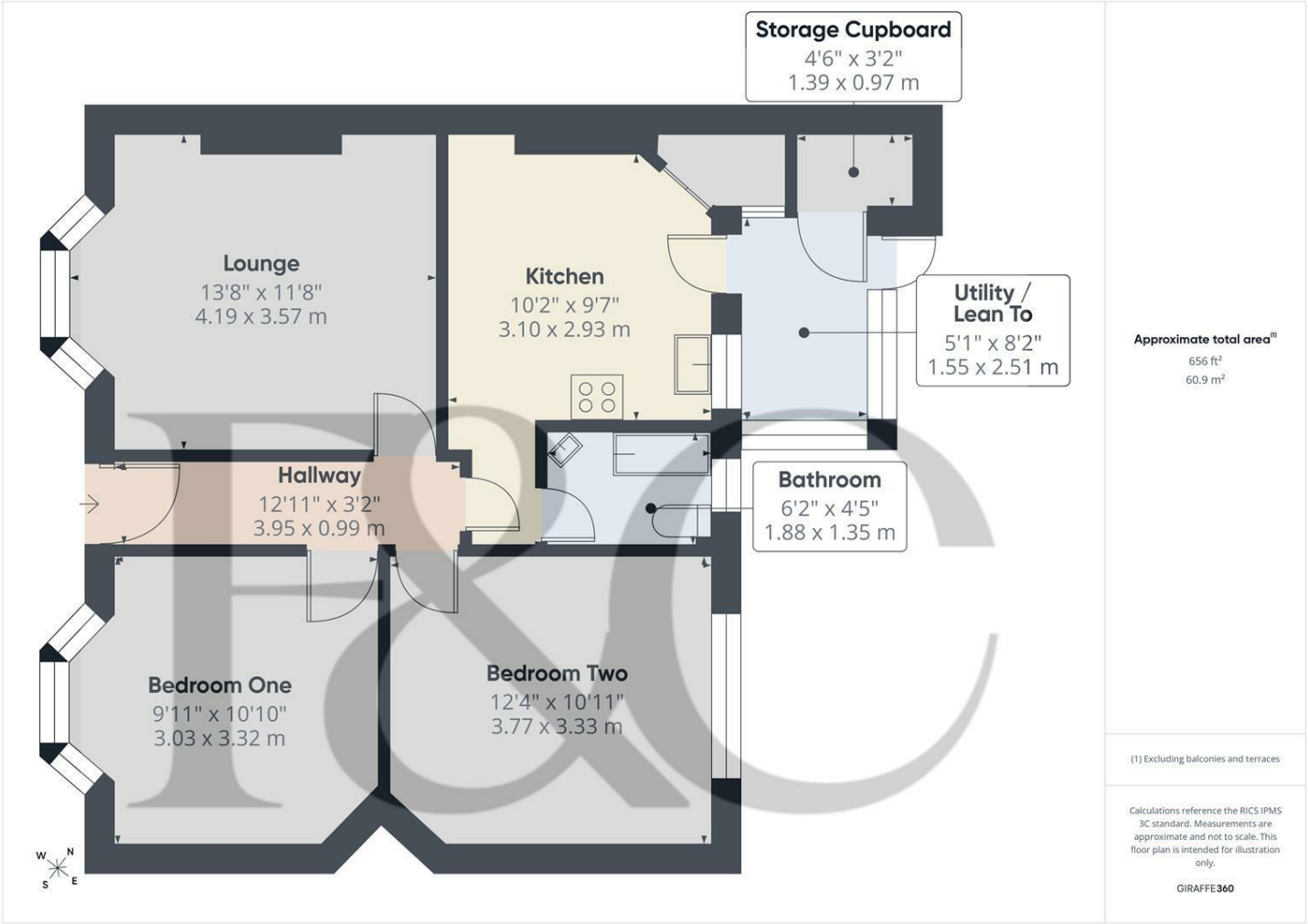
Outside

The property is set back behind a walled fore-garden with wood chipped border, patio area and driveway leading down the side of the house. There is access to a detached garage.

To the rear of the property is a well-established garden with patio, artificial lawn and further natural lawn section with mature trees and hedging. The garden offers a good degree of privacy.



Council Tax Band C





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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	