







32 The Woodcroft, Derby, DE74 2QT

£290,000

A superb opportunity to acquire this three-bedroom detached bungalow, offering spacious accommodation throughout and occupying a generous plot. The property benefits from off-road parking, a single garage, and a well-maintained landscaped rear garden. Offered to the market with no upward chain, early viewing is highly recommended to fully appreciate the size and potential of the accommodation on offer.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge positioned at the front of the property. An inner hallway provides access to a fitted kitchen, which is equipped with a range of wall and base units and space for appliances. There are three well-proportioned bedrooms, together with a fitted bathroom and a separate W/C.

The property also benefits from a large, well-maintained garage with an adjoining utility area and a door providing direct access to the rear garden. Additional features include full UPVC double glazing throughout and electric storage heating.

Externally, the property enjoys a driveway to the front leading to the garage. The rear garden is of an excellent size and is mainly laid to lawn, complemented by established planted borders, creating an attractive outdoor space.

The Property

Entrance Hall

Accessed via a UPVC entrance door, the hallway provides access to the main accommodation and benefits from a useful built-in storage cupboard.

Living Room



A spacious reception room situated to the front elevation with a UPVC double glazed window allowing for ample natural light.

Kitchen



Fitted with a range of high and low-level units providing good storage and worktop space, with room for appliances.

Master Bedroom



A well-proportioned bedroom with a UPVC double glazed window overlooking the rear elevation.

Bedroom Two



A further good-sized bedroom with a UPVC double glazed window to the rear elevation.

Bedroom Three

With a UPVC double glazed window to the side elevation.

Bathroom



Comprising a bath with an electric shower over and a wash hand basin.

WC

Fitted with a low-level W/C.

Inner Hallway

Accessed from the kitchen and leading to an additional storage area, garage and the rear garden.

Garage



A substantial garage fitted with an up-and-over door, with access available from both the driveway and internally from the house.

Rear Garden



The garden features a patio seating area and a generous lawned section, with access available down both sides of the detached property.

Additional Information

All rooms benefit from UPVC double glazed windows and electric storage heating.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Regulatory Information

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

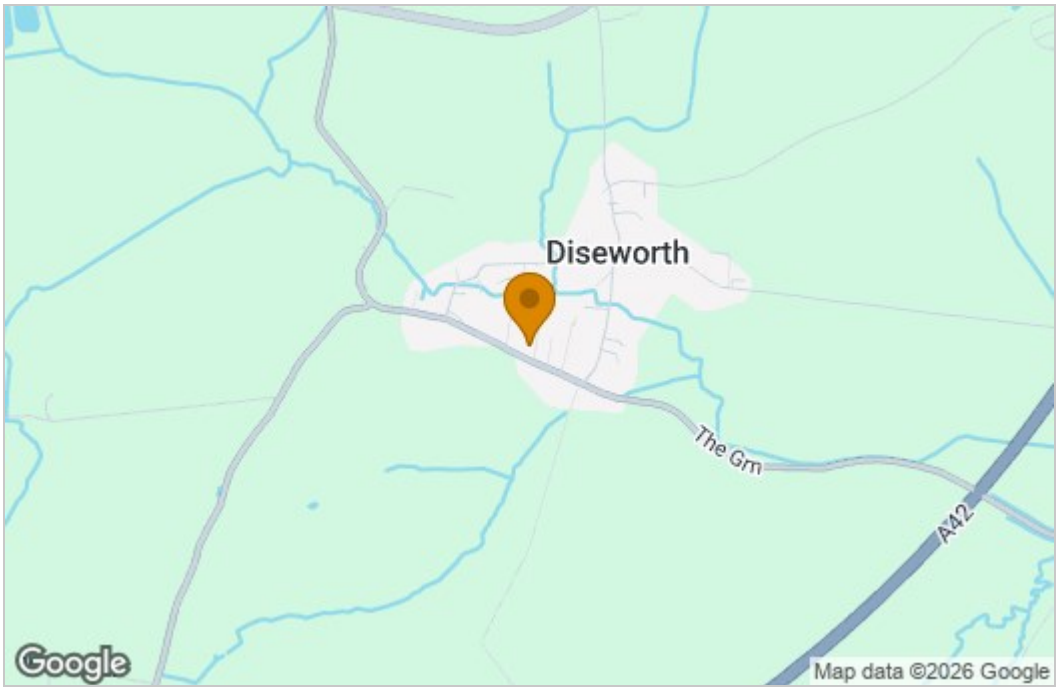
Redress Scheme
We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)
We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.

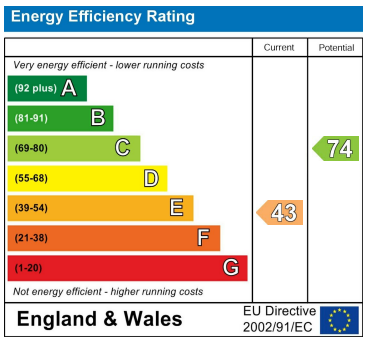
Floor Plan

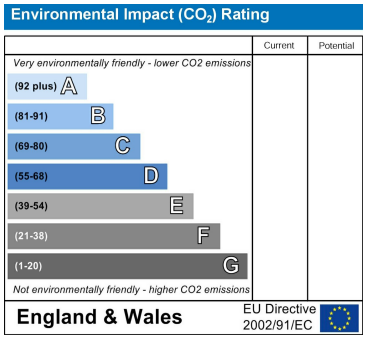


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Marble Property Services Ltd
T: 01332 811 333
E: ask@marbleproperty.co.uk

23-33 Borough Street Castle Donington Derby DE7 2LA
F: 01332 850070

rightmove.co.uk
The UK's number one property website