



**GADSBY**  
**NICHOLS**

38 Trowels Lane, , Derby, DE22 3LT  
Offers Around £225,000

**38 Trowels Lane, Derby, DE22 3LT**



**AN IMPRESSIVE, DETACHED BUNGALOW**, enjoying a well-established and popular residential location, close to Uttoxeter New Road, and within easy access of the city centre and amenities, and good road communications. The property affords a well-proportioned interior, and is available with **IMMEDIATE VACANT POSSESSION**. Having the benefit of gas central heating and double glazing, the accommodation briefly comprises: -

**INTERNALLY**, side entrance hall, generous rear lounge dining room, kitchen with fitments and integrated appliances, double bedroom with ensuite shower room, bedroom two, and wet room. **EXTERNALLY**, driveway and block-paved front garden affording ample car standing, detached single garage with attached store, and mature rear garden. EPC C, Council Tax Band C.

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### THE PROPERTY

An appealing gable-fronted detached bungalow, offering a well-proportioned interior, which can only be appreciated by internal inspection. Available with immediate vacant possession, the accommodation comprises, entrance hall, lounge dining room, kitchen, double bedroom with ensuite shower room, bedroom two, wet room, driveway and block-paved front garden affording ample car standing, detached single garage with attached store, and mature rear garden.

### LOCATION

The property is situated in the mature setting of Trowels Lane, off Uttoxeter New Road, close to The Rowditch, and within easy access of Derby city centre and amenities. Uttoxeter New Road provides access to the ring road system, which in turn affords links to the A38, A50 and A52 for commuting further afield, together with the Royal Derby Hospital, and principal works of Rolls Royce and Toyota.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, after passing through the traffic lights at the junction of Uttoxeter Old Road continue before turning right into Trowels Lane, to find the bungalow on the righthand side.

What 3 Words /// wiring.homes.select

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13499

### ACCOMMODATION

Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

### INTERNALLY

### SIDE ENTRANCE HALL

Having UPVC front door and double glazed side windows, built-in cupboard, central heating radiator, and boiler cupboard housing a wall-mounted Gloworm gas-fired combination boiler providing domestic hot water and central heating.

### REAR LOUNGE DINING ROOM

5.69m x 4.88m max 3.02m min (18'8" x 16'0" max 9'10" min)



Measurements are '18'8" x 16'0" maximum, 9'11" minimum/5.69m x 4.88m maximum, 3.02m minimum'.

Being of an L-shaped design, and having attractive Adam-style fire surround with marble back-plate and hearth, with fitted 'living flame' coal-effect gas fire (NOT TESTED), UPVC double glazed windows to the side and rear, UPVC double glazed double French doors opening to the garden, ceiling coving, two central heating radiators, and four wall light points.



### KITCHEN

3.99m x 1.75m (13'1" x 5'9")



Having oak-effect fittings comprising; one double corner base unit, three single base units, drawers, two double corner wall units, three single wall units, and display shelving, together with integrated gas hob with extractor hood and light over, integrated electric oven and grill, integrated fridge, integrated

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dishwasher, one-and-a-half bowl single-drainer sink unit, work surface areas with tiled splashbacks, central heating radiator, UPVC double glazed window, and tiled floor.



### FRONT BEDROOM ONE

4.88m x 4.42m max, 2.46m min (16'0" x 14'6" max, 8'0" min)



Measurements are '16'0" x 14'6" maximum, 8'1" minimum/4.88m x 4.42m maximum, 2.46m

minimum'. Being of an L-shaped design, having fittings comprising; two fitted double wardrobe,s dressing shelf, drawers, and top cupboards, together with two UPVC double glazed windows to the front, two central heating radiators, and ceiling coving.



### ENSUITE SHOWER ROOM



Having suite comprising; low-level WC, bidet,

pedestal wash hand basin, and corner shower cubicle with shower unit, together with tiled walls, heated towel rail, and UPVC double glazed window.

### BEDROOM TWO

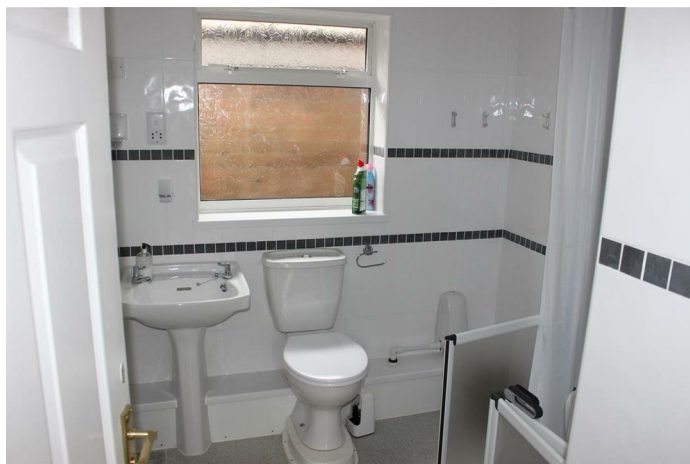
3.07m x 2.01m (10'1" x 6'7")



Having fittings comprising; double wardrobe with top cupboards, together with Velux double glazed rooflight, and central heating radiator.

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### WET ROOM



Having white suite comprising; low-level WC, pedestal wash hand basin, and shower area with shower unit, together with tiled walls, heated chrome towel rail, UPVC double glazed window, and ceiling extractor fan.

### EXTERNALLY

#### FRONT GARDEN

The property is set back behind a deep front garden, laid mainly to block paving for easy maintenance, and affording up to three car standing spaces, together with driveway leading to the rear to the: -

#### DETACHED SINGLE GARAGE

4.88m x 2.49m (16'0" x 8'2")

Of brick construction, having up-and-over door to the front, access door to the side, together with: -

#### ATTACHED STORE

4.42m x 1.83m (14'6" x 6'0")

Attached to the rear of the garage.

### REAR GARDEN



Enclosed by fencing for privacy, having paved patio, lawn, and flower borders.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

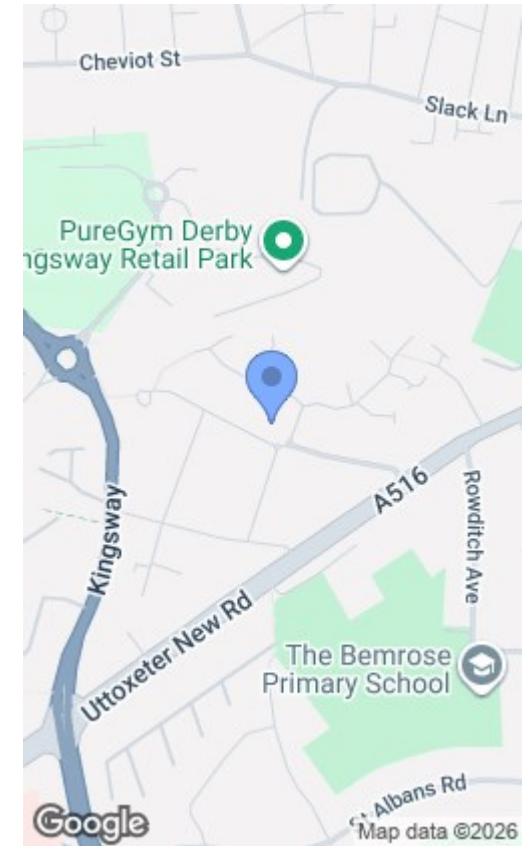
In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this

information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;  
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13499**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	85		

Energy Efficiency Rating: 69 (Current), 85 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image).

England & Wales EU Directive 2002/91/EC

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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