

## 2 Bed Bungalow - Detached

Price £245,000

 Belvedere Close, Mickleover, Derby, DE3 0RW



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IMMEDIATE POSSESSION - NO UPWARD CHAIN Remodelled and improved modern detached bungalow occupying a sought after position on a westerly facing plot and situated in this highly popular locality. Gas central heating with UPVC double glazing. In brief; reception hall, sitting room flowing through to a dining area, fitted kitchen, two bedrooms and shower room. Outside is car parking, garage and established gardens. The property is sold freehold. Council tax band C. Energy rating C.

## Reception Hall

Having feature regency style double glazed entrance door, polished ceramic tiled floor, radiator, fitted mirrored cloaks cupboard and a regency style internal door leading to:-

## Lounge/Dining Room



## Lounge Area 12'9" x 10'8" (3.89 x 3.25)

Having television ariel point, telephone point, double radiator, natural oak effect laminate floor, feature UPVC double glazed bow window to front aspect and door to kitchen. The sitting room flows through to the:-



## Dining Area 12'0" x 9'2" (3.66 x 2.79)



Again having a natural oak laminate floor, radiator, UPVC double glazed window to side aspect, access to roof space (having pull down loft ladder, the loft being supplied with light), airing cupboard (housing the wall mounted Baxi combination gas boiler providing instant domestic hot water and gas central heating), space and venting for tumble dryer and radiator. Please note. This image is shown with the room empty but for the table, to give a perception of size.

## Fitted Kitchen 14'5" x 6'5" (4.39 x 1.96)

Having been comprehensively refitted to provide a full range of white high gloss wall, base and drawer units with contemporary brushed chrome handles and beech effect butchers block complimentary laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting polished ceramic non slip tiled floor, inset stainless steel sink top with side drainer, hot and cold monobloc tap, space and plumbing for slim line dish washer and automatic washing machine, integrated four burner gas hob with matching gas oven, concealed extractor hood, white enamel heated towel rail, UPVC double glazed windows to front and side aspects, ceiling halogen down lighters, concealed larder fridge and freezer and UPVC opaque double glazed door to side aspect. Please note. The kitchen images are shown with the room empty.

## Master Bedroom 10'9" x 9'3" (3.28 x 2.82)



Having a range of natural oak fitted bedroom furniture to include a triple

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wardrobe with mirrored sliding doors and having ample hanging rail and shelving space, three drawer chest of drawers, natural oak laminate floor, radiator, television point, UPVC double glazed window giving views over the low maintenance landscaped rear garden. Please note. The image shown does not show a bed.

## Second Bedroom 9'3" x 6'6" (2.82 x 1.98)



Having natural oak laminate floor, radiator and UPVC double glazed French doors giving views and access over the low maintenance landscaped rear garden. Please note. The bed shown has now been replaced.

## Shower Room



Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin recessed into vanity unit and walk-in shower area with mains fed shower, complimentary ceramic part tiled walls, chrome heated towel rack, shaver

socket, wall mounted mirrored medicine cabinet and UPVC opaque double glazed window to side aspect.

## Outside

The property occupies a cul-de-sac position at this choice residential address, on a westerly facing, sizeable landscaped plot. To the front is an open plan garden with gravelled and shrubbed borders. A block paved driveway adjacent, offers twin wrought iron security gates and ample car parking. The driveway in turn leads to the detached brick garage, measuring internally 18'6 x 8'2, having up and over door, UPVC double glazed window and door and supplied with power and light. The landscaped rear garden is low maintenance and enclosed by close panel fencing, laid to a full width timber decked sun terrace with ornamental balustrading and matching planters, the rest being laid to a sweeping slate chipped area with tree barked low maintenance shrubbed border, cold water tap and security lighting. Also included in the sale is the timber summer house/potting shed.

Please note, for added security purposes a burglar alarm system has been installed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(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	