

ON HOLD



Brooklands Drive , Littleover

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

£190,000

MARTIN&CO



- Two Bedrooms
- No Upward Chain
- Semi Detached Bungalow
- Long Driveway Leading to Garage
- Enclosed Rear Garden
- Living and Dining Area
- Freehold

PROPERTY AND LOCATION The property enjoys an appealing brick-built exterior and is set back from the road behind a neatly maintained front garden, featuring a combination of lawn, colourful flower borders, mature shrubs and decorative gravelled areas. A pathway leads to the main entrance, whilst a generous driveway to the side provides off-road parking for multiple vehicles and leads to a detached garage.

Internally, the accommodation comprises two bedrooms, a shower room, a well-appointed kitchen and a bright open-plan lounge/diner with French doors opening onto the delightful rear garden.

The property occupies an established residential setting amongst similar bungalow-style homes, making it an appealing choice for those seeking convenient single-storey living, including downsizers, retirees or buyers looking for a manageable and versatile home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Combining practical accommodation, attractive gardens and excellent parking facilities, this charming bungalow offers a wonderful opportunity for prospective purchasers.

ENTRANCE PORCH A welcoming entrance porch providing a practical space for coats and footwear, with a door leading through to the main accommodation.

ENTRANCE HALL An entrance hallway providing access to the principal accommodation, creating a pleasant first impression and offering a practical layout



with convenient access to the various rooms.

LOUNGE/DINER 17' 7" x 10' 10" (5.36m x 3.3m) A bright and welcoming open-plan lounge/diner offering a versatile space for both relaxing and entertaining. The lounge area benefits from an abundance of natural light, with double-glazed French doors providing direct access to the rear garden and creating a seamless connection between indoor and outdoor living.

The dining area comfortably accommodates a family dining table.

The room is finished with attractive wood-effect flooring and neutral décor throughout, creating a light and airy atmosphere. An adjoining kitchen, complete with a breakfast bar, adds to the practicality of this well-designed living space, making it ideal for modern family life.

KITCHEN 13' 6" x 5' 9" (4.11m x 1.75m) A bright and well-appointed kitchen fitted with a range of cream wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen features a four-ring gas hob with extractor hood above, stainless steel sink with drainer, and space for a range of appliances, including a dishwasher and washing machine. A breakfast bar with wooden worktop provides additional preparation space and an informal



seating area. Further benefits include tiled flooring, recessed ceiling lighting and a window overlooking the rear garden, together with a glazed door providing direct access to the outside.

REAR LOBBY A useful rear lobby situated off the kitchen, providing convenient access to the rear garden and offering a practical transition between the indoor and outdoor spaces.

BEDROOM ONE 11' 11" x 8' 11" (3.63m x 2.72m) A spacious and well-presented principal bedroom, currently utilised as a home office and music room, demonstrating the versatility and generous proportions of the accommodation. The room benefits from a large window providing ample natural light, attractive wood-effect flooring and tasteful neutral décor. Offering ample space for bedroom furniture, this bright and versatile room could easily be arranged as a comfortable principal bedroom whilst retaining its practical storage facilities.

BEDROOM TWO 9' 1" x 8' 11" (2.77m x 2.72m) A bright and well-presented second bedroom, currently arranged as a children's bedroom with bunk beds, demonstrating excellent use of the available space. The room benefits from a large window allowing plenty of natural light, attractive wood-effect flooring and soft pastel décor, making this a practical and versatile room, ideal as a child's bedroom, guest room or home office.





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