

Thirlmere Avenue

Allestree, Derby, DE22 2RX

John German



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£350,000

Most down sizers I meet want to keep their reception space but just need fewer bedrooms and perhaps a smaller garden - this extended bungalow is exactly that with two reception rooms, conservatory, a generous en-suite master bedroom, guest double bedroom and a private garden. Available with no chain.

The Location - Allestree is a popular suburb of Derby noted for an excellent range of amenities including a regular bus service along nearby Birchover Way, Park Farm shopping centre as well as nearby parks.

Entrance to the bungalow is via the entrance lobby which features a built in dresser and a double glazed window to the front. A part glazed entrance door opens into the main living room whilst space saving double doors open into the breakfast kitchen. The kitchen is fitted with a range of base and eye level units with co-ordinating worktops, inset one and a half bowl sink unit with mixer tap, tiled splashback. Integrated appliances include a fridge and freezer and slimline dishwasher, plus a built-in oven and four ring halogen hob with extractor hood over. There are double glazed windows to the front and side elevations and towards the front of the room is a lovely little breakfast bar with a great view over the front garden and street beyond.

The living room is a generous space with plenty of room for soft furnishings featuring a picture window overlooking the front garden and a contemporary styled inwall living flame gas fire.

The inner lobby leads off the living room and provides access into the dining room, the bathroom and the guest bedroom which has a built-in wardrobe and store cupboard and a double glazed window overlooks the rear patio.

The bathroom is fitted with a low flush WC, pedestal washbasin and a panelled bath with a double glazed window to the side and tongue and groove panelling.

The dining room, formally bedroom two, has useful built-in cupboards and is open plan with the conservatory which is brick built with wrap around double glazed windows and French doors leading out onto the garden.

Continuing through the property into the utility room which has a newly replaced hardwood entrance door that opens out into the secure parking. The utility room has a Belfast sink, space for a washing machine and a freestanding fridge freezer, beech worktop and open shelving.

The master bedroom sits to the rear of the property with views over the garden. This generous bedroom has been fitted with a range of wardrobes and an en-suite shower room comprising low flush WC, pedestal washbasin, and a double shower enclosure, extensive tiling and a ceiling skylight.

Outside the property stands well back from the road behind a herbaceous front garden with a block paved driveway and a useful gravelled pull on. Double gates at the side of the house lead to secure parking for two vehicles, ideal for anyone with a caravan or motor home as they can be stored mostly out of sight.

The rear garden is well stocked with a range of ornamental beds and borders. Adjacent to the back of the bungalow is a paved patio area with paving extending around the rear of the property. Whilst the rear of the garden is a second paved and gravelled area access via a pretty block paved pathway leading under an archway covered in climbing plants. Partially hidden off to the side of the garden is a timber garden shed. Gated access to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environmental-agency

Our Ref: JGA04092026







Approximate total area⁽¹⁾

82.8 m²

893 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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