



West Grove, Allenton, Derby



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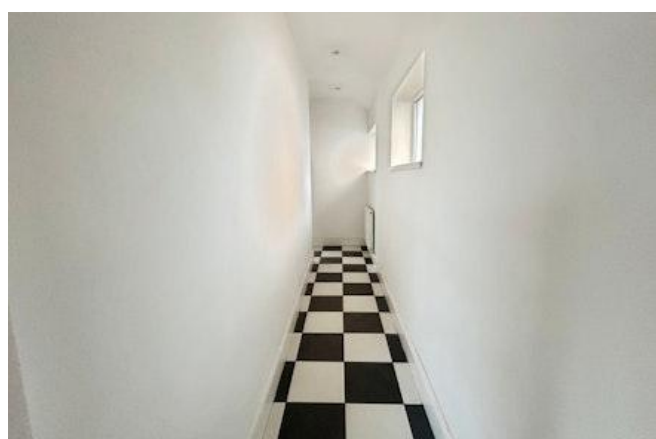
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£900 PCM

- Detached Bungalow
- 2 Bedrooms
- Driveway & Garage
- Rear Garden
- Available 14 December
- Unfurnished
- Holding Deposit £207
- EPC rating D



Situated in a convenient and well-established Allenton location, this two-bedroom detached bungalow offers spacious single-storey living with excellent outdoor space and private parking. A fully paved frontage provides ample off-road parking for multiple vehicles, leading to a long side driveway and detached garage ideal for storage, workshop use or secure parking.

Inside, the home is neutrally presented and naturally light. The spacious lounge sits at the front of the property with a broad bay window, laminate flooring and clean modern decor. The kitchen/diner stretches across the rear elevation and benefits from dual aspect windows and a door into the garden, as well as extensive worktop space, fitted units and integrated oven.



Both bedrooms have laminate flooring, the primary offering built-in wardrobes for added practicality. The bathroom features a four-piece suite including bath and separate shower cubicle, with tiled walls and a modern finish.

Externally, the rear garden offers a generous lawned space with mature trees, fenced boundaries and paved areas suited to outdoor seating. The garage is accessible both externally and via a side door, and the driveway provides easy gated access to the rear.

Well positioned for local shops, bus routes, Derby city centre, Rolls-Royce, Bombardier and major A-road connections.

Externally

The property sits behind a spacious paved frontage offering ample off-road parking for several vehicles, with gated side access leading through to the rear garden and detached garage. The bungalow features a bay-fronted elevation, giving character and kerb appeal, with a low-maintenance exterior and a welcoming entrance door positioned to the right-hand side.

Lounge 4.84m x 3.96m (15'11" x 13'0")

A generous front-facing reception room featuring a wide bay window allowing natural light to fill the space. Finished with wood-effect flooring, neutral walls and a simple contemporary layout suitable for a variety of furniture arrangements.

Hall 4.55m x 0.9m (14'11" x 3'0")

A long central hallway with a modern black-and-white tiled floor, providing access to all rooms. Light and neutral décor, creating a clean and simple first impression with space for coat hooks or decorative touches.

Bedroom One 3.79m x 4.06m (12'5" x 13'4")

A comfortable double bedroom with wood laminate flooring and neutral tones. Includes fitted wardrobes for practical storage and a pleasant view to the side elevation. Well-suited as a main bedroom with room for additional furnishings.

Bedroom Two 3.04m x 1.94m (10'0" x 6'5")

A second double bedroom with the same cohesive flooring and décor. A versatile room ideal for use as a guest room, nursery, office or hobby room depending on requirements. Window overlooking the side elevation.

Bathroom 2.66m x 1.64m (8'8" x 5'5")

Modern four-piece suite comprising bath, separate corner shower, wash basin and WC. Fully tiled for easy maintenance with a frosted window for privacy and natural light. A good-sized and practical bathroom layout.

Kitchen/Diner 3.96m x 4.84m (13'0" x 15'11")

Positioned to the rear and spanning the full width of the property, this spacious kitchen/diner offers excellent worktop space, plentiful storage and an integrated oven. Dual aspect windows and a door to the garden bring in light, making this an ideal cooking, dining and social space.

Rear Garden

A generous enclosed outdoor space with lawn and paved areas, suitable for outdoor dining, play or gardening. Mature boundary trees provide privacy, and the garden offers plenty of scope for personalisation.

Garage 5m x 2.58m (16'5" x 8'6")

Detached single garage with power and lighting, ideal for vehicle storage, workshop space or general storage. Includes internal cabinets and side access to the garden.

Driveway & Side Access

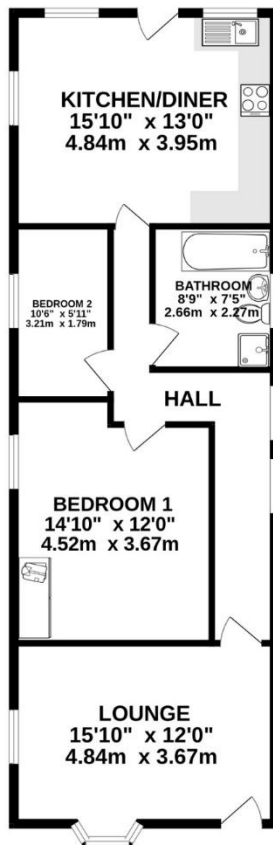
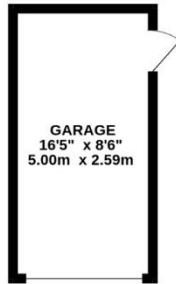
Large paved frontage with parking for several vehicles plus long gated side access leading to the garage and garden - a standout feature for those needing secure vehicle storage or easy outdoor access.

Disclaimer

All property details, photographs and floorplans are for guidance only and may be subject to change. Items shown in photos may vary depending on availability and condition at the start of a tenancy. Prospective tenants are advised to confirm the specifics of the property during a viewing. All tenancies are subject to referencing and contract.



GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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