



# HOPKINS & DAINTY

ESTATE AGENTS



## Calver Close, Derby, DE21 2BT

Offers in the region of £293,995

**\*\*OPEN 7 DAYS\*\*** Hopkins and Dainty are delighted to bring to the market this larger than average and immaculately presented detached bungalow ideally situated at the head of a cul de sac and providing immaculate ready to move into accommodation. The property has been subject to a scheme of refurbishment over the last 6 years to include new gas central heating boiler, new kitchen, carpets and re-decoration etc and has to offer: Entrance hall, kitchen, lounge/diner, large bathroom with bath and separate shower cubicle, TWO DOUBLE BEDROOMS, bedroom one with en-suite dressing room and bedroom two with built in wardrobes, a conservatory PLUS an extra kitchen/utility room leading off. Outside the property sits on a generous plot with garage and gardens to both front and rear. Viewing is essential to appreciate the quality and size of this beautiful bungalow. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance hall



With two radiators, access to the loft, coving to the ceiling.

### Kitchen 9'5" x 7'5" (2.89 x 2.27)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a half bowl sink unit and drainer, fitted electric oven, fitted microwave, fitted gas hob with extractor hood over, integrated dishwasher, appliance space for fridge/freezer, built in cupboard housing the gas central heating boiler, window to the front, spotlights to the ceiling.

### Lounge/diner 22'11" x 9'10" (6.99 x 3.02)



With bow window to the front, window to the side, contemporary fireplace with inset lighting and feature electric log burner effect fire, two radiators, coving to the ceiling, two ceiling roses.

### Bathroom



Fitted with a four piece suite comprising: corner bath, separate shower cubicle, pedestal wash hand basin, W.C., tiled walls, radiator, window to the side, spotlights to ceiling, coving to the ceiling.

**Bedroom One 10'7" x 9'0" (3.24 x 2.75)**



With window to the rear, radiator, coving to the ceiling, access to:

**En-suite dressing room 5'11" x 5'4" (1.82 x 1.63)**



Currently fitting two good sized free standing wardrobes, shelving above, coving to the ceiling.

**Bedroom Two 10'11" x 8'7" (3.34 x 2.62)**



With coving to the ceiling, radiator, built in wardrobe with sliding doors, patio doors to:

**Conservatory 10'2" x 9'11" (3.10 x 3.04)**



Of UPVC construction upon a brick dwarf wall, door to the rear, opening onto the rear garden, ceramic tiled flooring.

**Utility 11'0" x 7'7" (3.36 x 2.33)**



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset stainless steel sink unit and drainer, appliance space for washing machine and tumble dryer, coving to the ceiling, door to:

**Garage 16'3" x 11'0" (4.96 x 3.37)**

With remote controlled electric door, power and lighting.

## Outside



misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

The property sits on a generous plot with gardens to both front and rear, consisting of lawn, patio and flower beds. There is a long tarmac driveway providing ample off road parking.

## Draft Sales Details

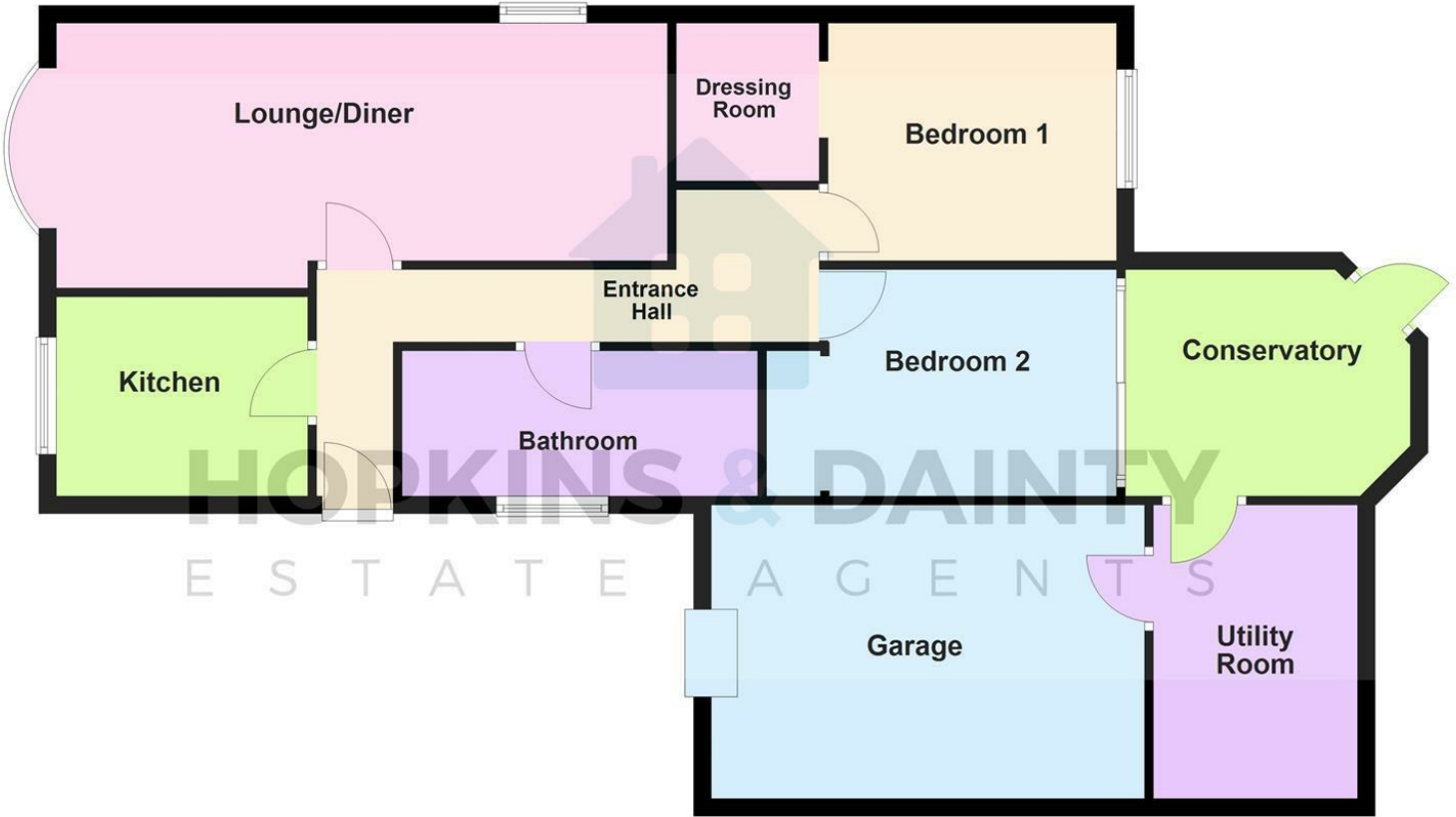
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or

### Ground Floor

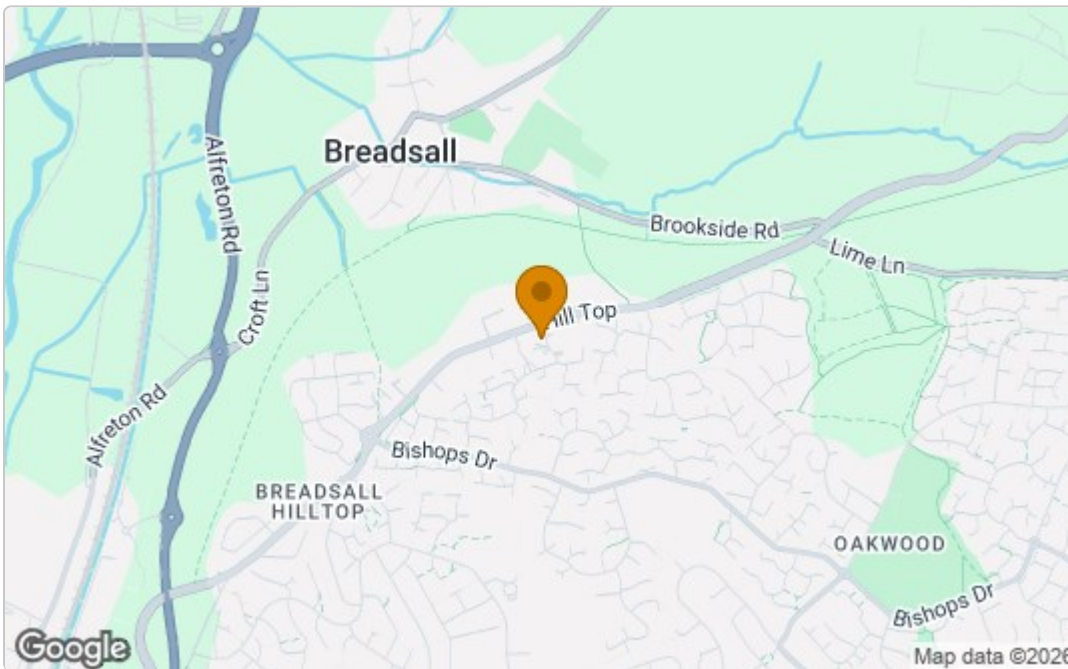
Approx. 99.5 sq. metres (1070.9 sq. feet)



Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

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Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.