

FOR SALE



Calvin Close, Alvaston, Derby

2 Bedrooms, 1 Bathroom, Detached Bungalow

£180,000

MARTIN&CO



- Two bedroom link-detached bungalow
- Offered for sale with no onward chain
- Situated in a quiet cul de sac location
- Gardens to front and rear
- Close to local amenities
- Council tax band C
- Off road parking and detached

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	54	73

THE PROPERTY Positioned in a quiet cul de sac location is this gas centrally heated and double glazed link-detached bungalow. Briefly the property comprises fitted kitchen, spacious lounge/diner, two bedrooms and shower room. Externally, off road parking and detached garage.

Our CGI generated images offer some inspiration as to how the property could look!

KITCHEN 8' 11" x 7' 8" (2.72m x 2.34m) A practical galley-style kitchen fitted with a range of light wood-effect wall and base units, complemented by dark worktops and marble-effect tiled splashbacks. The kitchen provides ample cupboard and drawer storage, along with generous worktop space for food preparation.

Additional features include tiled flooring, space for freestanding appliances, a washing machine and a fridge. A window with vertical blinds allows natural light into the room, while a partially glazed external door provides convenient access to the outside.

LOUNGE 17' 2" x 10' 10" (5.24m x 3.32m) A spacious and versatile lounge featuring neutral beige walls, dark brown carpeting and white skirting boards. The room benefits from a feature fireplace with a wooden surround and hearth, creating an attractive focal point.

With ample floor space for comfortable seating and



additional furniture, the lounge offers excellent potential for a welcoming family living area. Additional features include central heating, decorative ceiling coving and traditional wooden internal doors with glazed panels.

BEDROOM ONE 12' 11" x 11' 1" (3.96m x 3.38m) A generously proportioned main bedroom featuring neutral blush-beige walls, dark brown carpeting and white skirting boards. A large window with vertical blinds allows plenty of natural light into the room, creating a bright and airy atmosphere.

The bedroom benefits from fitted wardrobes with mirrored sliding doors, providing useful storage while enhancing the sense of space. Additional features include a central heating radiator and ample floor space for a double bed and further bedroom furniture.

BEDROOM TWO 9' 8" x 8' 1" (2.97m x 2.47m) A bright, unfurnished bedroom with neutral blush-beige walls, dark brown carpeting and white skirting boards. The room benefits from natural light through a glazed door providing direct access to the garden, alongside an additional window.

The space offers flexibility for use as a second bedroom, guest room, nursery or home office.

WET ROOM A practical, fully tiled wet room featuring



white wall tiles with decorative blue patterned borders and contrasting dark flooring. The room benefits from an open shower area with a wall-mounted electric shower, shower curtain and integrated floor drainage.

Additional features include a low-level WC, wall-mounted grab rail and a frosted double-glazed window providing natural light and privacy. The wet room offers a functional layout with potential for modernisation to suit individual requirements.

OUTSIDE A generously sized, enclosed rear garden designed for low-maintenance outdoor living. The garden features paved pathways and patio areas, complemented by raised slate-covered borders offering potential for decorative planting or landscaping.

Additional features include a greenhouse, ideal for gardening enthusiasts, and a substantial outbuilding providing useful storage space. Timber fencing offers privacy, while the predominantly hard-landscaped layout presents an excellent opportunity to create an attractive outdoor seating and entertaining area.



Calvin Close, Derby, DE24 0HX



Martin & Co Derby

1 Queen Street • Derby • DE1 3DL
T: 01332 650068 • E: derby@martinco.com

01332 650068
<http://www.martinco.com>



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