

2 Bed Bungalow - Detached

Price £269,450

 Hope Avenue, Mickleover, Derby, DE3 0FZ



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Thoughtfully improved traditional detached bungalow occupying a much favoured cul de sac position within easy reach of Mickleover Village with all of its shops, schools and amenities. Gas centrally heated and UPVC double glazed, this tastefully decorated property briefly comprises; reception hall, bay fronted sitting room with feature fire, well equipped and dining kitchen, conservatory, two bedrooms (fitted wardrobes to main bedroom) and shower room. Outside are mature gardens, ample car parking and large brick garage / workshop. The property is sold freehold. Council tax band C. Energy rating D.

Recessed Entrance Porch

To:-

Reception Hall

Having UPVC opaque double glazed entrance door, radiator and large full height airing cupboard (incorporating the Ideal Logic wall mounted combination gas boiler providing instant domestic hot water and gas central heating).

Sitting Room 15'10 x 12' (4.83m x 3.66m)

Having feature wooden fire surround with electric coal effect living flame fire, double and single radiators, television and media connection points, coving to ceiling and UPVC double glazed square bay window to front aspect.



Dining Kitchen 14' x 8'5 (4.27m x 2.57m)

Having been fully refitted to provide a range of high gloss soft close wall and base cupboards with wood grain effect laminated working surfaces, inset ceramic four ring

hob with electric fan assisted oven and grill, extractor hood, space and plumbing for automatic washing machine, radiator, UPVC double glazed window to side aspect and UPVC double glazed door to:-



Conservatory 9'7 x 9' (2.92m x 2.74m)

Having double radiator, wall light point, UPVC double glazed windows with matching opaque french door giving views and access over the private mature rear garden.



Bedroom One 12'10 x 8'10 plus wardrobe recess (3.91m x 2.69m plus wardrobe recess)

Having a range of full length quality fitted mirrored wardrobes with ample hanging rail and shelving space, double radiator, recessed storage cupboards and UPVC double glazed window to front aspect.



Bedroom Two 12' x 7'10 (3.66m x 2.39m)

Having recessed built in wardrobe, double radiator and UPVC double glazed window to rear aspect.

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Shower Room

Having white three piece suite comprising; low flush wc, pedestal wash hand basin and double walk in shower cubicle with white enamel and glass shower cabinet and door, chrome mains fed shower, complimentary ceramic part tiled walls, double radiator and UPVC opaque double glazed window to rear aspect.



access gate leads to the private rear garden, enclosed by close panel fencing, laid to a shaped lawn with large patio area, pathway, shrubbed borders, cold water tap and security lighting.



Outside

The property occupies a mature plot in this highly sought after cul-de-sac, located close to Mickleover village centre. To the front is a low maintenance gravelled and paved fore garden with raised shrubbed border. An adjacent tarmac driveway gives car standing space for approximately three cars and leads to the detached brick garage, having up and over door, side personal door and supplied with power and light. At the side of the property a wrought iron

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