



Not for marketing purposes INTERNAL USE ONLY

Calder Close
Allestree DERBY



Property Description

Hall & Benson are delighted to present to the market this well presented, three bedroom semi-detached Bungalow located on Calder Close, Allestree. The property is within easy reach of the Park Farm Shopping Centre and other local amenities. In brief the property comprises of an Kitchen/Diner, Lounge, utility room, three bedrooms and a newly fitted bathroom. Externally to the front, there is a lawned area as well as off road to the side. To the rear, the garden has a decking area, laid lawned section, garage and hedge boundaries. A viewing is highly recommended, please call us today!

Kitchen Diner

A fitted kitchen offering a range of matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having tiling to the splashbacks, tiled flooring, door to the side, access to the hall which grants access to the lounge.

Lounge

Situated to the front of the property with a large UPVC window allowing in ample lighting and a great view over Allestree, laminate flooring and radiator.

Inner Hall

Giving access to two bedrooms, utility room and bathroom. There are also stairs leading to the master bedroom.

Utility Room

Having laminate flooring double glazed window to the side, radiator, plumbing for washing machine and cupboard with counter top over.

Bathroom

A newly fitted three piece suite comprises of a bath with shower over, low level W/C and wash hand basin unit with a obscure double glaze window to the side and fully tiled flooring and walls.

Bedroom Two

Having double glazed patio doors leading out to the garden, fitted storage, radiator and carpet flooring.

Bedroom One

First Floor

Bedroom Three

Having a double glazed window to the rear, radiator and carpet flooring.

Outside

Front

To the front of the property the bungalow sits back from the road allowing ample off road parking and an easy manageable front lawn laid to grass. Access down the side to the rear garden and door leading into the property as well as having access to the garage.

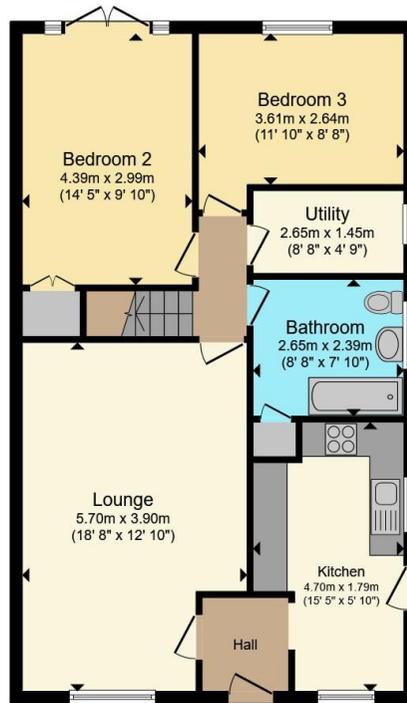
Rear

The rear of the property is fully enclosed with gate leading to the front, mainly laid to lawn with a patio area allowing a great space to enjoy the outdoors with friends and family.

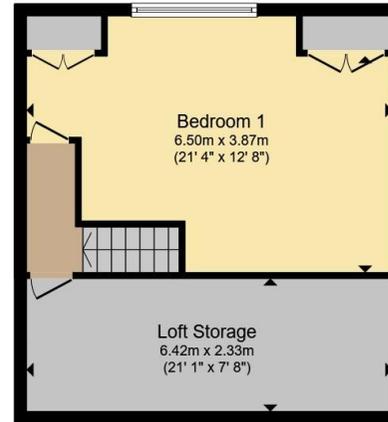








Ground Floor



First Floor

Total floor area 121.3 m² (1,305 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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