

# Barden Drive

Derby, DE22 2AL

John   
German










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£500,000



Beautiful four bedroom double fronted traditional detached bungalow, occupying a one fifth acre plot in a desirable part of Allestree.



This is a rare opportunity to acquire a very attractive double bay fronted traditional detached bungalow. The property occupies a prime residential location in Allestree on a large plot measuring one fifth of an acre and is sold with the benefit of no upward chain. The property occupies a corner plot having a south westerly facing beautiful rear garden featuring lawns, well stocked borders, foregarden, two separate driveways and two separate garages.

**Location** - The property's location is in the popular suburb of Allestree giving easy access to a nearby range of shops and facilities in Park Farm including post office, supermarket, regular bus service close by, easy access to parks namely Darley and Markeaton, easy access to excellent transport links including the A38 and A52.

**Arched Recessed Storm Porch** - Panel and glazed entrance door providing access to a most impressive T-shaped entrance hall - Original oak flooring, radiator, picture rail, access to loft space which is part-boarded with lighting an ideal opportunity to convert into another bedroom (subject to planning permission). A panel door opens to:

**Bedroom One/Sitting Room** - 4.83m into bay x 3.97m (15'10" into bay x 13'0") having a uPVC double glazed box bay window with leaded quarter lights, feature fireplace with decorative surround, marble hearth, living flame fitted gas fire, radiator, picture rail.

**Separate Dining Room** - 5.78m x 3.75m (18'11" x 12'3") - Feature exposed brick chimney recess, heather brown quarry tiled hearth with cast iron gas stove, radiator, picture rail, upvc double glazed french doors with matching side lights providing access to garden, panel door to:

**Kitchen** - 4.02m x 2.41m (13'2" x 7'10") - L-shaped roll edge preparation surface, tiled surround, inset 11/4 sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for free-standing electric cooker, washing machine, fridge freezer, radiator, upvc double glazed window to front, panel door to:

**Pantry** - Housing the gas fired boiler. **Rear Lobby** - Upvc double glazed door to garden.

**Bedroom Two** - 4.83m into bay x 3.98m (15'10" into bay x 13'0") - Upvc double glazed box bay window to front with open aspect, radiator, picture rail.

**Bedroom Three** - 3.73m x 3.36m (12'2" x 11'0") - Radiator, picture rail, upvc double glazed window to rear.

**Bedroom Four** - 2.75m x 2.13m (9'0" x 6'11") - Radiator, picture rail, upvc double glazed window to side.

**Bathroom** - 2.4m x 1.97m (7'10" x 6'5") - Partly tiled with a suite comprising, low flush w.c., pedestal wash hand basin, panel bath with Gainsborough shower over, radiator, airing cupboard, extractor fan, upvc double glazed window to rear.

A true feature of this sale is the impressive mature and well established private plot on which the property stands measuring approximately one fifth of an acre, it features a beautiful south facing rear garden, extensive lawn, multiple flowerbeds/borders containing flowering plants, shrubs and trees. The timber shed is included in the sale. Access down either side to a further lawn foregarden, pathway, well stocked flowerbed, first of two driveways leading to an attached single garage. There is a second driveway to the rear of the plot which also leads to another detached garage. The gardens are very impressive and must be seen to be fully appreciated.

**Directional Note** - From Derby proceed north through Five Lamps along Duffield Road, eventually soon after into Ferrers Way and right into Barden Drive, the property will be located at the end of Barden Drive on the left hand side.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01062023









## 29 Barden Avenue, Allestree Derby, DE22 2AL

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Assessments First**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	43   E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





