

Home Farm Drive

Allestree, Derby, DE22 2UP



Fully refurbished and spacious detached bungalow having been refitted with a top quality finish throughout. If you are looking to downsize on the number of rooms but don't want to compromise on the size or quality of accommodation this could be just what you are looking for.

£340,000

John German 

Formerly a three bedroomed property the accommodation has been reorganised resulting in a really great layout perfect for anyone downsizing from a larger house as the rooms are all still really spacious with plenty of space to entertain family or friends.

Access to the property is by a side facing uPVC double glazed entrance door that opens into a spacious entrance hall with a central heating radiator and two useful built-in storage cupboards.

Located off the entrance hall is a separate WC having been refitted with a modern two piece suite comprising low flush WC and a vanity washbasin with storage beneath, full height ceramic tiling and a uPVC double glazed window to the side.

A modern glazed internal door leads into a very generous lounge diner with room for a full sized formal dining set as well as plenty of space left for twin or corner sofas at the opposite end of the room where there is a feature fireplace and a uPVC double glazed picture window overlooking the rear garden.

Glazed double doors lead off the lounge into the reconfigured living/breakfast kitchen which has been fitted with a stunning modern range of light grey high gloss base and eye level units, with ample worktops space, tiled splashbacks and an inset one and a half bowl sink unit with mixer tap, built-in eye level double oven and induction hob with extractor hood over, integrated dishwasher, fridge and freezer and washing machine. Herringbone patterned tiled floor, modern vertical radiator, uPVC double glazed window to the side and matching French doors opening out onto the rear garden.

There are two generous double bedrooms to the front of the property with uPVC double glazed windows, central heating radiators and a range of fitted bedrooms furniture which is being included in the sale.

The modern shower/wet room completes the accommodation which is fully tiled and fitted with a pedestal washbasin, a co-ordinating storage unit and a there is a spacious walk-in shower area with glass screen, rain shower head and a hand shower attachment, chrome heated towel rail and a uPVC double glazed window to the side.

Outside the property is set well back from the road in an elevated position with a low maintenance front garden. A long driveway leads along the side of the property providing extensive parking and access to the detached garage with an electric door, power and lighting connected.

The rear garden is also low maintenance with a large decked seating area and raised well stocked flower beds the garden enjoys a good degree of privacy.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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