





A lovely detached two bedroom bungalow perfect for those seeking to downsize and retire. Situated in a delightful cul-de-sac location with good expanse of resin driveway, carport, detached single garage, two bedrooms, smart fitted kitchen, lounge/diner plus conservatory with views over low maintenance garden.

£245,000



This well presented detached bungalow available with the advantage of no upward chain, offers a fantastic layout in a cul-de-sac location handy for a wide range of amenities. Set behind a good expanse of resin driveway with planted borders providing ample off road parking and gates opening into a good size carport, previously used as a seating area. This gives access to the garage with timber front entrance doors and leads around into the rear garden which is perfectly designed for lower maintenance with a resin terrace to match the frontage and carport, together with borders.

A side entrance door opens into an L shape entrance hallway with doors leading off. To the right the property has a well appointed kitchen equipped with a range of base and eye level units with work surfaces over with sink and drainer unit, window framing views across the garden, integrated oven, hob and extractor, space for a washing machine and fridge freezer and tiled floor.

Further along the hallway, the property has a lounge/dining room with a fire surround providing the focal point and concertina opening doors into a conservatory, perfect for enjoying views of the garden with French doors out to rear, radiator and air conditioning unit.

The property has two bedrooms, the master bedroom is a generous double with fitted mirrored wardrobes across one wall and window framing views to front. The good size second bedroom also has views to front. Both of these bedrooms share a lovely fitted shower room with a suite comprising corner shower cubicle, fitted vanity unit with inset wash basin, concealed cistern WC and cupboards providing useful storage, part tiled walls and window to side.

Agents note: Probate has been granted.

 $\textbf{Tenure:} \ \mathsf{Freehold} \ (\mathsf{purchasers} \ \mathsf{are} \ \mathsf{advised} \ \mathsf{to} \ \mathsf{satisfy} \ \mathsf{themselves} \ \mathsf{as} \ \mathsf{to} \ \mathsf{the} \ \mathsf{tenure}$

via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard Parking: Drive, carport & garage Electricity supply: Mains Water supply: Mains

Sewerage: Mains Heating: 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: South Derbyshire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/12092024

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John German 🧐





Agents' Notes
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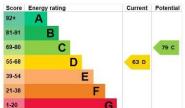
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Money Limited.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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