

Bonnie Close

Derby, DE22 4PN

John
German





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£300,000

Perfect location for young couples or families with a great layout including a lovely large dining kitchen and an elegant lounge as well as three excellent bedrooms with en-suite to the master bedroom. Easy access into Derby, excellent transport links and local amenities.

Langley Park is a superb development located in between Mickleover and Kirk Langley with its own local Co-Op and green spaces. There are good transport links via the A52 and A38 with an excellent range of local amenities available in nearby Mickleover. The development also lies within the catchment of Ecclesbourne School making it especially popular with families.

The property is fully double glazed and centrally heated throughout and still covered by an NHBC guarantee.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor with useful understairs storage and doors leading off to the ground floor living spaces.

The guest WC is fitted with a low flush WC and hand wash basin, window to the front.

The lounge sits to the front of the property with a window overlooking the front garden and a neutral tiled floor.

The lovely dining kitchen runs across the rear of the property and has been fitted with range of base and eye level units with plenty of counter space, an inset one and a half bowl sink unit with mixer tap, built-in eye level double oven, five ring gas hob with extractor hood over, integrated fridge and freezer plus an integrated dishwasher. A window overlooks the rear, wood effect tile flooring runs through to a spacious dining area where there is also a built-in storage cupboard and French doors opening out onto the rear garden.

On the first floor landing is a built-in airing cupboard, window to the side and doors leading off to the bedrooms and bathroom.

Bedrooms one and two are both lovely double rooms with fitted wardrobes whilst the master bedroom has an en suite shower room comprising, low flush WC, wall mounted wash basin and a shower enclosure, extensive tiling to splashback areas, tiled floor plus a chrome heated towel rail.

Bedroom three is a generous single room currently used as a home office with plenty of room for twin desks and additional furniture.

The family bathroom is fitted with a full three suite comprising low flush WC, wall mounted wash basin and a panelled bath with shower over and glass screen. Extensive tiling to splashback areas, tiled floor, chrome heated towel rail and window to the rear.

Outside the property is set on a corner plot with low maintenance beds and a double width tarmac driveway to the side. There is a further gravelled area that could be used for parking if required. Gated access to the side opens into the fully enclosed rear garden which has been mainly paved for easy maintenance with gravelled beds. The also has a very useful brick built building which has French doors power and spotlighting. Currently used as a gym (the vendor would be prepared to sell some of the gym equipment by separate negotiation), the space would also make a great home office/treatment room or games room/bar.



Note: There is an annual maintenance charge of £150 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the 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

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: Amber Valley Borough Council / Tax Band C

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

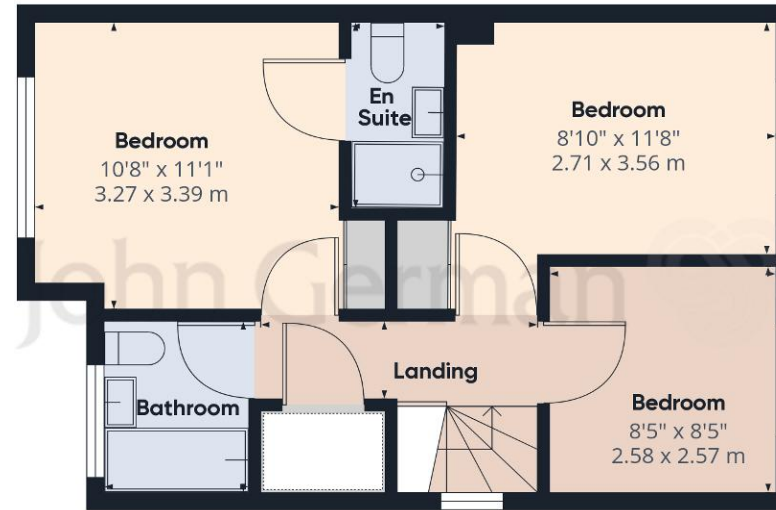
Our Ref: JGA/22102024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

980.04 ft²

91.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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