This beautifully presented and most spacious detached bungalow has been greatly improved to a high specification and deserves early viewing to avoid disappointment.

- BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE OPENING TO A DINING ROOM
- OPEN PLAN FITTED KITCHEN AND BREAKFAST ROOM
- MODERN WELL APPOINTED SHOWER ROOM

Directions:
From the Hannells Alvaston Office, take the second exit into Shardlow Road and continue for 200 yards. Take the right turn into Field Lane. Continue, turning right at the first cross roads into Holbrook Road. The property can be found as identified by our Hannells For Sale Board.
**Our View**

This beautifully presented and most spacious detached bungalow has been greatly improved to a high specification and deserves early viewing to avoid disappointment. The property benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance porch, entrance hall, spacious open plan lounge diner with open fire, fitted kitchen, breakfast area, two good sized bedrooms and a well fitted modern shower room. To the front of the property is a gravel driveway providing ample off road parking whilst to the rear there is a good sized garden with patio and seating area, water feature, lawn and mixed flower and shrubbery beds. Holbrook Road enjoys fantastic access to local schools and amenities, as well as Alvaston’s great road and transport links, and the property simply must be viewed to be fully appreciated.

**Entrance Hall:**
- Having a composite double glazed door to the front elevation, radiator, stairs off and laminate flooring.

**Lounge Area:** 12' 11'' x 12' 5'' (3.93m x 3.78m)
- Open to the dining area and having a uPVC double glazed bay window to the front elevation, feature fire surround with open fire, radiator, coving to the ceiling and wood flooring.

**Dining Area:** 10' 5'' x 9' 10'' (3.17m x 2.99m)
- Having uPVC double glazed French doors to the rear elevation, radiator, coving to the ceiling and wood flooring.

**Kitchen:** 12' 3'' x 9' 10'' (3.73m x 2.99m)
- Having a uPVC double glazed window to the rear elevation, open to the breakfast area and fitted with a range of modern wall, base and drawer units, roll edge laminate work tops with splash backs, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven, inset five ring gas hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, radiator and laminate flooring.

**Breakfast Room:**
- Having uPVC double glazed windows to the side elevations, uPVC double glazed sliding patio doors to the rear elevation, built in storage cupboard and laminate flooring.

**Bedroom Two:** 13' 0'' x 10' 6'' (3.96m x 3.20m)
- Having a uPVC double glazed bay window to the front elevation and a radiator.

**Shower Room:**
- Having a uPVC double glazed and obscured window to the side elevation, recently fitted wall mounted hand wash basin and low level W.C, double walk in shower with electric shower unit, radiator, extractor, fully tiled walls and tiled flooring.

**First Floor Master Bedroom:** 13' 1'' x 9' 9'' (3.98m x 2.97m)
- Having a uPVC double glazed window to the rear elevation, eaves storage and wood flooring. There is also a cupboard housing a modern combination boiler.

**Outside:**
- To the front of the property is a gravel driveway providing ample off road parking whilst to the rear there is a good sized garden with patio and seating area, water feature, lawn and mixed flower and shrubbery beds.

Holbrook Road, Alvaston, DE24 0DF