



Featuring a fantastic refitted interior is this superb secluded bungalow in a popular location with highlights including lounge, smart refitted kitchen, three bedrooms, conservatory, generous drive, garage and gardens. No Upward Chain.

£280,000



John German are delighted to offer for sale this detached refitted bungalow, enjoying a fantastic secluded plot just off Dukeries Lane, in the popular residential location of Oakwood, handy for wide range of local amenities, together with Derby City Centre.

Set well back off the lane off a shared drive with plenty of off road parking leading to a detached single garage with a canopy porch giving access to front entrance door which opens into an L shape reception hall with doors leading off. There is a light and spacious lounge with picture framing views to front. At the heart of the bungalow, there is a well-appointed newly fitted kitchen, equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor above, space for further appliances and door to the side.

There is a smart and contemporary refitted shower room with a good size shower enclosure, WC, wash basin and part tiled walls, chrome towel rail/radiator and window to side.

The property enjoys three bedrooms. The master is to the rear of the property with a built-in double wardrobe and bedroom two has views to the front, whilst bedroom three has built-in double wardrobes and could also be utilised as a sitting or dining room with French doors opening into a good-sized conservatory with views across the rear gardens.

The rear gardens are well established with a paved terrace, shaped lawns, well established borders, and side entrance via a gate. The bungalow is available with no upward chain and viewing is highly recommended to appreciate the modernised interior, plot and position.

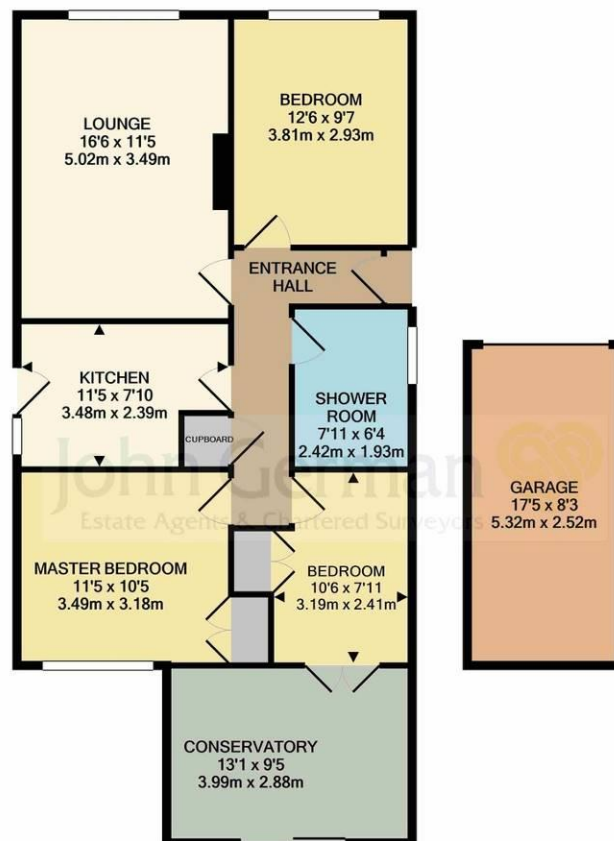
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.environment-agency.co.uk

Our Ref: JGA/28082020

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



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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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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