



2 Bed Bungalow

4 Thorpелands Drive
Allestree
Derby
DE22 2XA

Offers Around £160,000

Fletcher
& Company

4 Thorpелands Drive
Derby
DE22 2XA

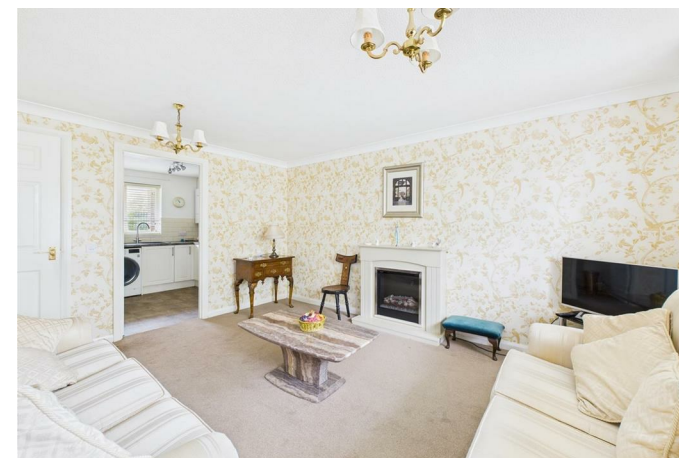


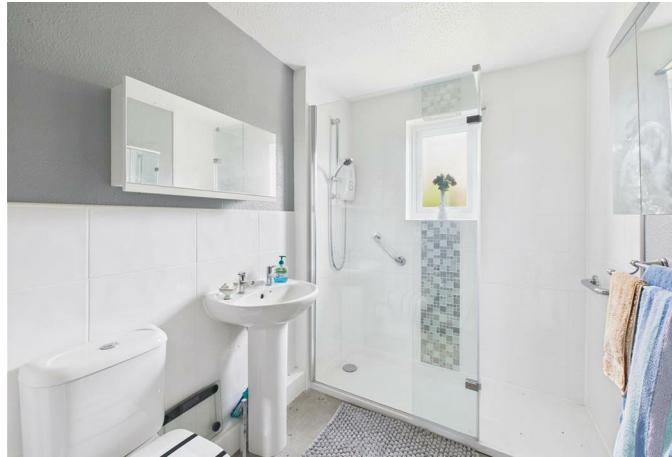
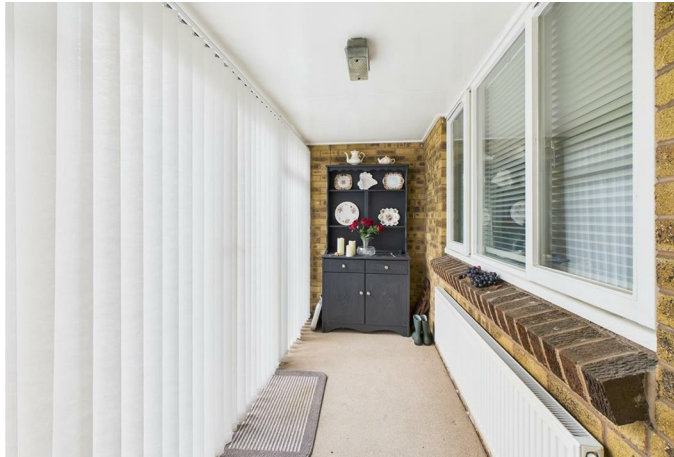
- A Delightful Over 55's Retirement Bungalow • Entrance Hall And A Modern Fitted Kitchen • Lounge With Sun Lounge Off • Two Bedrooms • Modern Shower Room • Rear Garden • Drive Providing Off Road Parking • Located Close To Park Farm Shopping Centre • Easy Access To Derby City Centre, A6 And A38 • Offered With No Chain

OVER 55s WARDEN CONTROLLED - Located in the sought-after area of Allestree, this beautifully presented and modernised two-bedroom bungalow features a generous lounge, a fitted kitchen, rear sun lounge and a modern fitted shower room. In addition there are two well proportioned bedrooms, bedroom one having fitted bedroom furniture.

Outside there is a garden and to the front is an off road parking area.

The bungalow is located within walking distance of Park Farm Shopping Centre which has a good variety of shops and parking for customers. In addition, it is well placed for access to Derby City Centre, public transport and connection to the A38 and A6.





The Location

Accommodation

Entrance Hall

8'7" x 3'4" (2.62 x 1.02)

Having a UPVC double glazed entrance door with leaded glass insert, a built-in airing cupboard and access is provided to the roof space.

Lounge

14'11" x 11'5" (4.55 x 3.50)

Having a feature fireplace housing an electric fire, a central heating radiator and a double glazed window to the rear. A door leads to the kitchen.

Kitchen

8'7" x 7'8" (2.64 x 2.36)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top worksurface over incorporating a sink drainer unit with mixer tap. Integrated appliances include an electric oven, a gas hob, an extractor fan and there is space for a fridge/freezer and plumbing for an automatic washing machine. Having tiling to the splashback areas, a wall mounted boiler (serving domestic hot water and heating system), tile effect flooring and a double glazed window.

Sun Lounge/Rear Conservatory

12'0" x 4'5" (3.66 x 1.36)

Having a central heating radiator, UPVC double glazed windows and a door providing access to the rear.

Bedroom One

12'5" x 9'9" (3.79 x 2.99)

With a range of fitted wardrobes and drawers providing excellent hanging and storage space. There is a central heating radiator and a double glazed window.

Bedroom Two

11'5" x 6'0" (3.49 x 1.85)

Having a central heating radiator and a double glazed window.

Shower Room

7'9" x 5'11" (2.38 x 1.81)

Appointed with a three piece suite comprising a walk-in shower cubicle with electric shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is tiling to some of the walls and full tiling to the shower enclosure, a wall mounted bathroom cabinet with mirrored front, A central heating radiator and a double glazed window with frosted glass.

Outside

To the front of the property there is a fore-garden with the driveway providing off-road parking for one vehicle. There is a built-in cupboard/bin store. To the rear there is a lawned garden with a variety of shrubs and flowering plants to the borders and a small paved patio area leading from the conservatory/sun lounge.

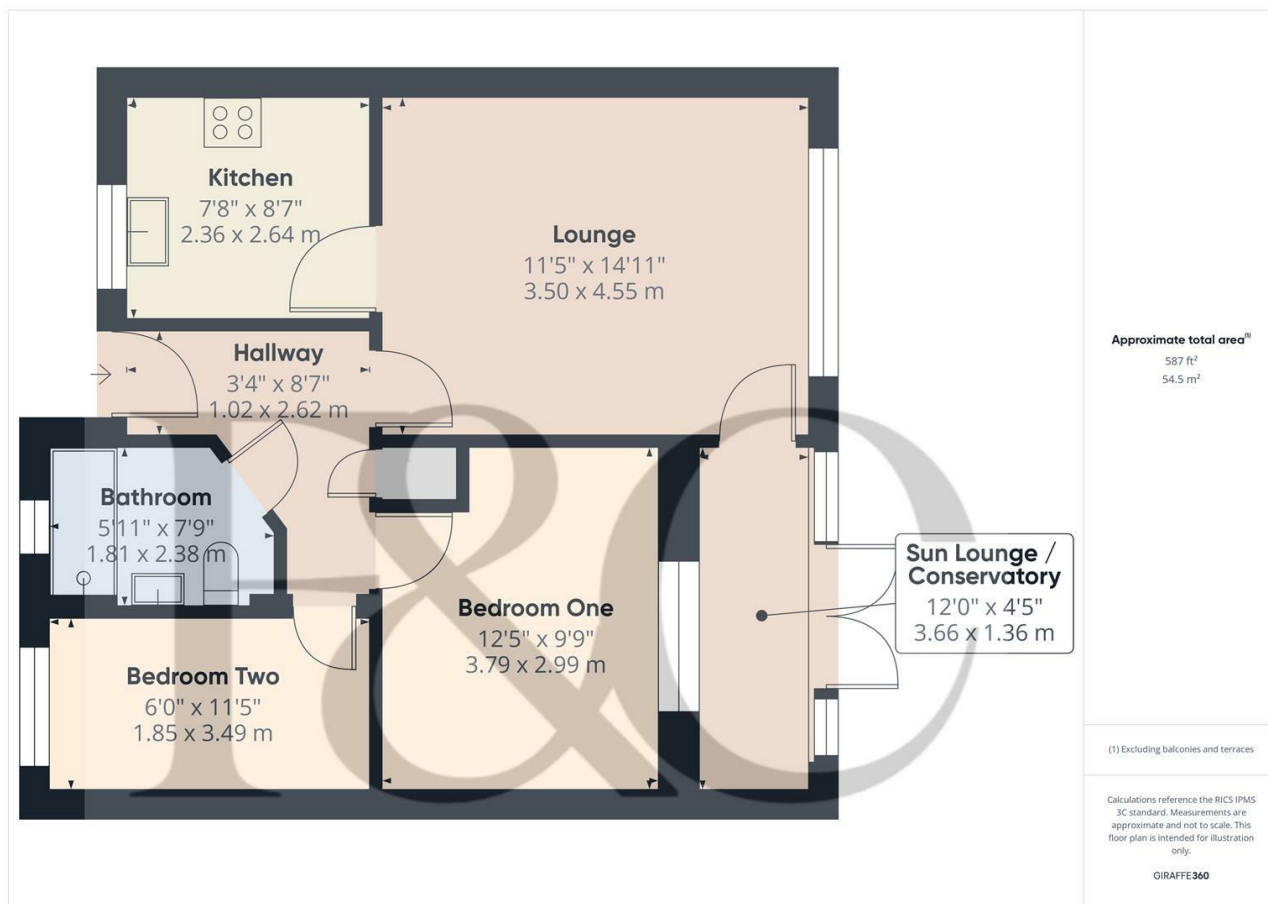
Leasehold

The property is held on a 99 year lease from 29th May 2018. Therefore 93 years are left remaining on the lease as at May 2025

Management Fees

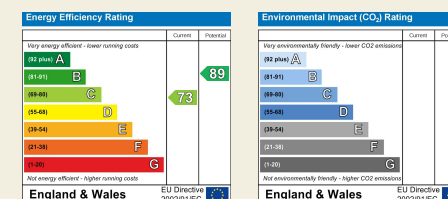
Please note, we have been informed by the vendor that there is a monthly estate service charge of £149.52. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

T: 01332 300558
E: derby@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



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. Fletcher & Company 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.

**Fletcher
& Company**