

24 Ashworth Avenue, Chaddesden, Derby, DE21 6PN

Offers Around £245,000

Freehold



- Extended Detached Bungalow
- Porch & Entrance Hall
- Lounge
- Extended Kitchen
- Two Bedrooms & Shower Room
- Good Sized, Mainly Lawn Rear Garden
- Private Plot
- Driveway
- Easy Access to Amenities
- Close to Excellent Transport Links





Summary

This is a well-positioned, two bedroom, detached bungalow occupying a sizeable plot in a quiet location in Chaddesden.

The property benefits from being recently refurbished with new radiators, pipework and boiler and has double glazing and gas central heating. The accommodation comprises porch, entrance hall, lounge, extended dining kitchen, two bedrooms and a shower room.

A good sized gravel driveway provides ample off-road parking. To the rear of the property is a sizeable lawn garden offering a good degree of privacy.

F&C

The Location

The property is located just off Nottingham Road which offers a full range of amenities along the street with a varied selection of shops, facilities, schooling at all levels, easy access to Pride Park and a regular bus service to Derby City centre.

Accommodation

Porch

A UPVC double glazed entrance door provides access to porch with further access to hallway.

Hallway

With central heating radiator and double glazed window to front.

Lounge

11'9" x 11'4" (3.60 x 3.46)

Having a chimney breast with feature recess and double glazed bay window to front.



Extended Dining Kitchen

20'5" x 11'1" (6.23 x 3.38)

Comprising a spacious dining area with central heating radiator and fitted kitchen with wood effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in oven, appliance space suitable for washing machine and fridge freezer, breakfast bar and double glazed window to side.



Bedroom One

11'10" x 11'5" (3.63 x 3.48)

Having a central heating radiator and double glazed window to front.



Bedroom Two

11'10" x 8'11" (3.61 x 2.74)

With a central heating radiator and double glazed window to rear.



Shower Room

7'5" x 5'2" (2.28 x 1.60)

Well-appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, walk-in shower cubicle, chrome towel radiator and double glazed window to rear.



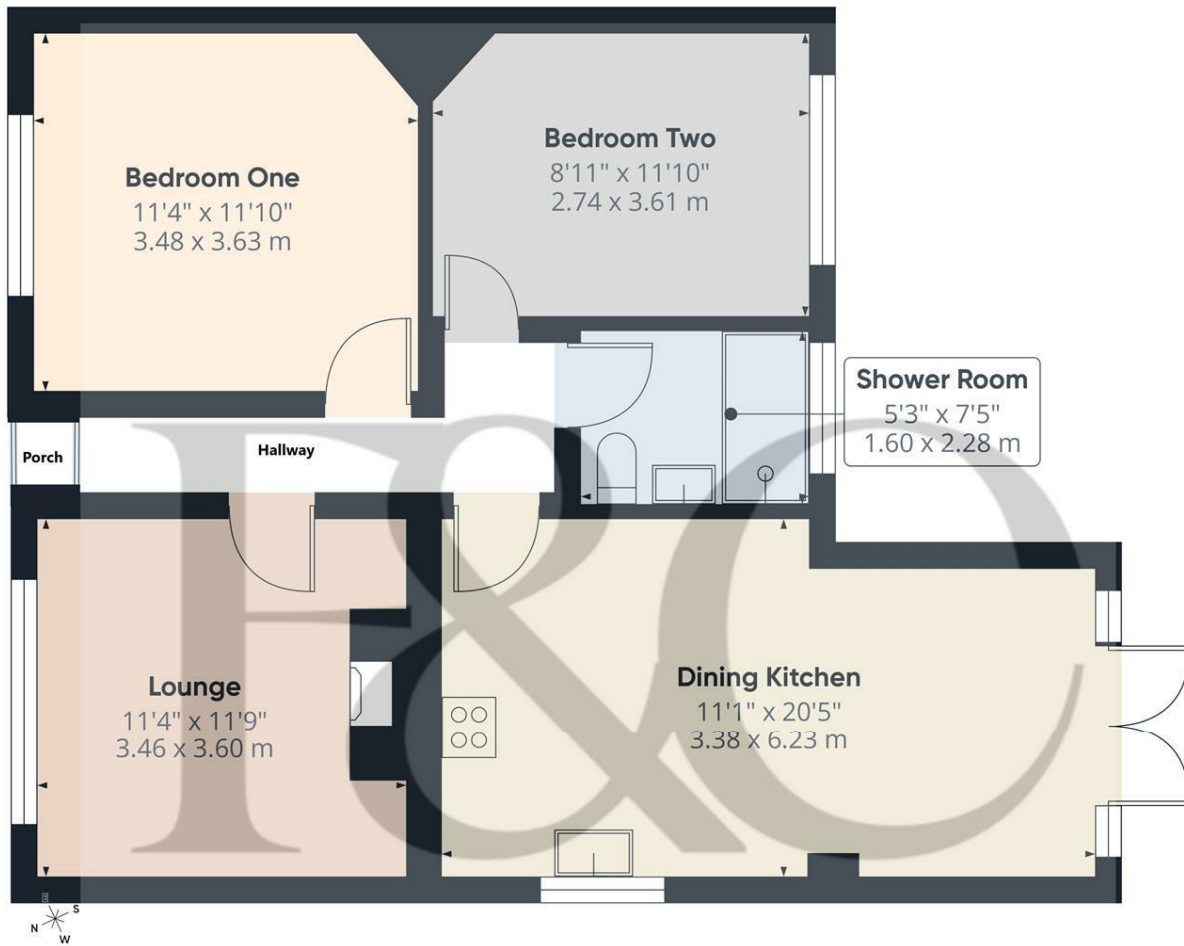
Outside

To the front of the property is a gravelled driveway providing off-road parking.

To the rear of the property is a good sized lawn with gravelled patio/seating area, mixed hedging, a pleasant backdrop of mature trees and a high degree of privacy.



Council Tax Band B



Approximate total area⁽¹⁾
622 ft²
57.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	