Fletcher & Company

12 Scarsdale Avenue, Allestree, Derby, DE22 2JZ

Offers Over £260,000

Freehold

- No Upper Chain
- Quiet Cul-de-Sac Location
- Entrance Hall & Lounge
- Fitted Kitchen
- Lean To/Utility
- Two Bedrooms & Bathroom
- Driveway & Garage
- Spacious, Mature Rear Garden
- Convenient for a Range of Amenities
- Close to Excellent Transport Links

Summary

This is a well-positioned, two bedroom, detached bungalow located on a quiet cul-de-sac in desirable Allestree. The property is sold with the benefit of no upper chain.

The double glazed and gas central heated accommodation comprises entrance hall, lounge, kitchen, lean to/utility with useful storage room off, two bedrooms and a bathroom.

To the front of the property there is a driveway leading to a garage. To the rear there is a private garden with patio, artificial lawn and lawn section with mature hedging and trees.

Please note: The vendor had planning permission with Derby City Council to extend the property to create accommodation with four bedrooms. This has now lapsed.

The Location

The property's location in Allestree affords easy access to Park Farm shopping centre and facilities along Blenheim Drive. There is a regular bus service into Derby City centre and easy access to parks and schooling.

Accommodation

Entrance Hall

12'11" x 3'2" (3.95 x 0.99)
A stylish entrance door provides access to hallway with central heating radiator.

Lounge

13'8" x 11'8" (4.19 x 3.57)
Featuring a fire surround with electric fire, central heating radiator, decorative coving and double glazed cant bay window to front.

Kitchen

10'2" x 9'7" (3.10 x 2.93)
Comprising granite effect worktops, stainless steel sink unit fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with built-in oven and extractor hood over, integrated fridge, appliance space suitable for washing machine and door to pantry.

Pantry

Housing the gas fired boiler.

Utility/Lean To
8'2" x 5'1" (2.51 x 1.55)
Having double glazed windows and door to rear, appliance space suitable for washing machine and latch door to useful storage room.

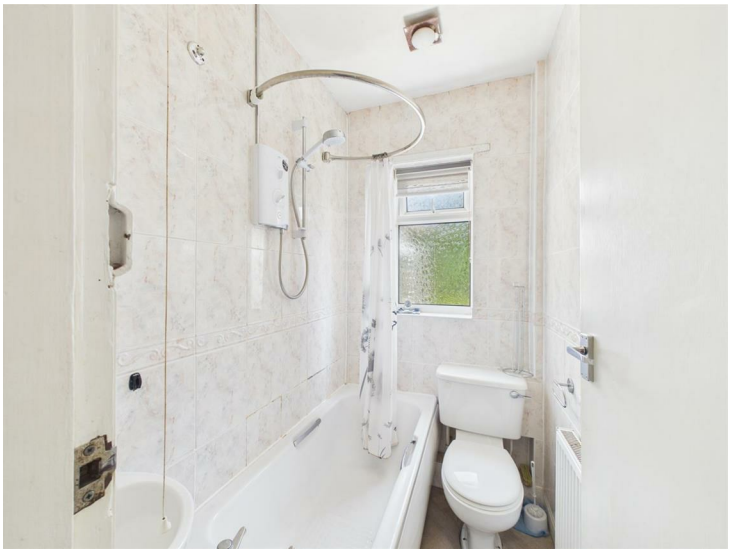
Bedroom One
10'10" x 9'11" (3.32 x 3.03)
With central heating radiator, decorative coving and double glazed cant bay window to front.

Bedroom Two
12'4" x 10'11" (3.77 x 3.33)
Having a central heating radiator, decorative coving and double glazed window to rear.

Bathroom

6'2" x 4'5" (1.88 x 1.35)

Fully tiled and appointed with a low flush WC, wash handbasin, bath with Mira shower over, central heating radiator and double glazed window to rear.

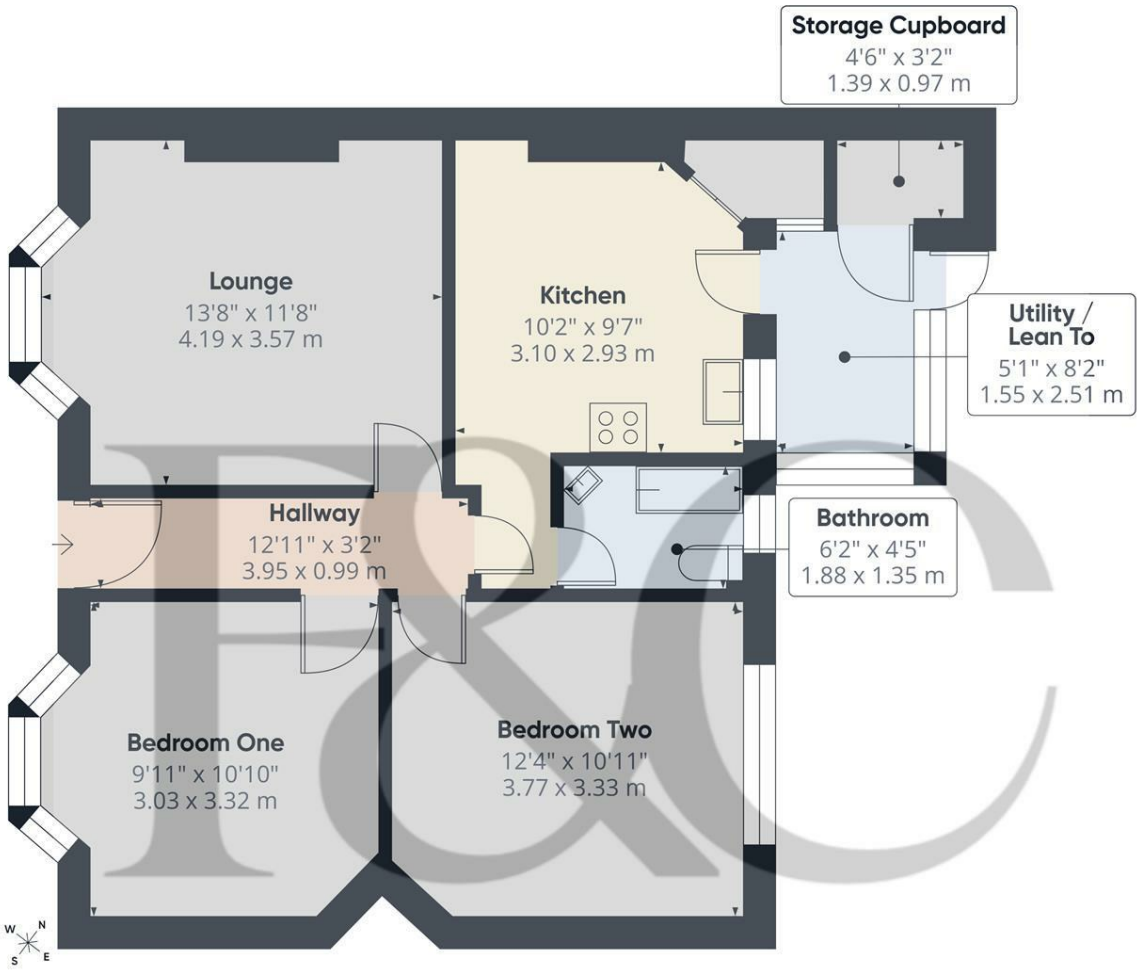


Outside

The property is set back behind a walled fore-garden with wood chipped border, patio area and driveway leading down the side of the house. There is access to a detached garage.

To the rear of the property is a well-established garden with patio, artificial lawn and further natural lawn section with mature trees and hedging. The garden offers a good degree of privacy.

Council Tax Band C



Approximate total area(1)

656 ft²

60.9 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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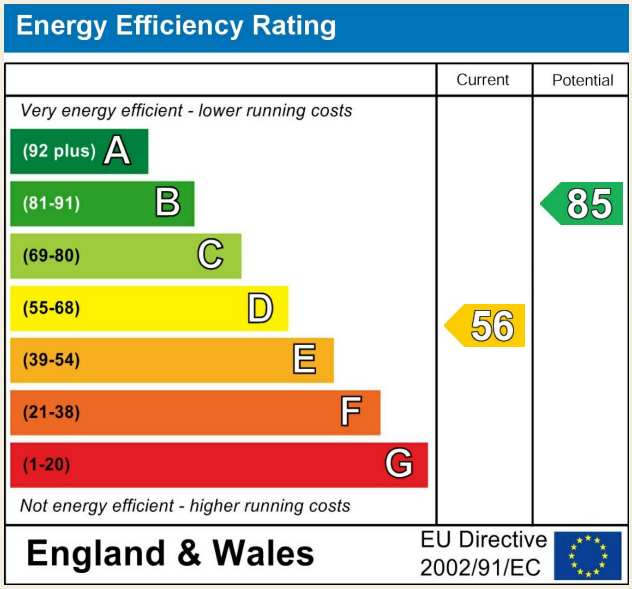

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Council Tax Band: C
Tenure: Freehold