HOPKINS & DAINTY
ESTATE AGENTS









Barley Close, Derby, DE21 5DJ

£260,000

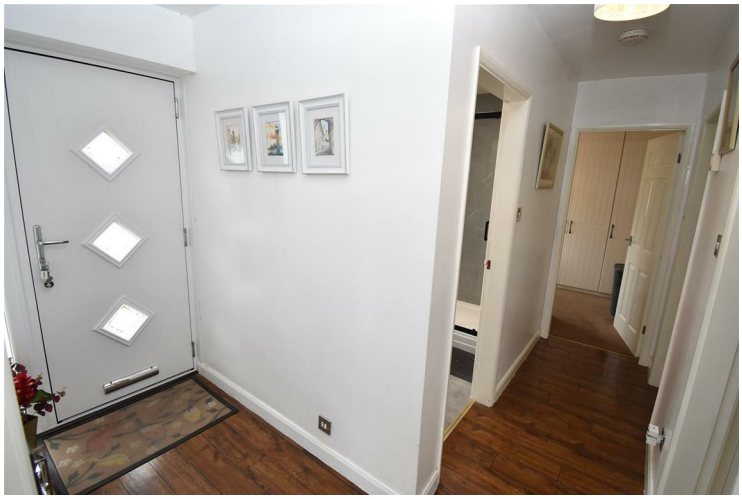
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this stunning and modern detached bungalow, with an upward chain already in place. Built c. 1999, set in the popular village of Little Eaton, located just to the north of Derby. Convenient for access to the A38,the village has a range of shops and services to hand, as well as countryside walks. This lovely home has been very maintained by the current owners and offers low maintenance living, ideal for people who travel away and are not at home for parts of the year.

The accommodation comprises: entrance hallway, a spacious lounge/dining room with front and rear windows and an opening to the impressive conservatory, which has French doors opening onto the south facing garden. The contemporary fitted kitchen has a comprehensive range of integrated appliances. There are two bedrooms, both with fitted wardrobes etc (bedroom two is currently used as a dressing room). Completing the inside is the stylish shower room with a recently refitted three piece suite, including a double shower.

The property has gas central heating and double glazing (replaced in 2025); side driveway parking, pathway access to the front of rear of the property and the delightful low maintenance south facing side garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With tiled flooring, a radiator and access to the loft space via a drop down ladder. The loft is part boarded to provide a useful storage space.

Conservatory 9'7" x 8'9" (2.93 x 2.68)



Impressive garden room/conservatory with double glazed windows, French doors opening onto the garden and double glazed roof lights; along with ceiling spotlights and a radiator.

Lounge/Diner 18'8" x 9'9">6'2" (5.70 x 2.98>1.90)



Spacious main reception room with double glazed front and rear windows, two radiators, coving to the ceiling and opening to:

Kitchen 7'9" x 7'8" (2.38 x 2.35)



Stunning fitted kitchen with a comprehensive range of base and wall units, with worktops and an inset one and a quarter sink and drainer. There is a built in double electric oven, Bosch induction hob and a cooker hood; along with an integrated fridge, freezer and washing machine. Wall cupboard housing the gas boiler, tiled flooring, plinth spotlights and a double glazed rear window.

Bedroom 1 12'0" x 7'8" (3.68 x 2.35)



Measurements include the wardrobes etc.
Main double bedroom with fitted bedside cabinets, over bed cupboards and a built in wardrobe. Radiator and a double glazed rear window.

Bedroom 2 8'5" x 7'10" (2.58 x 2.40)



Measurements include the wardrobes.
Currently used as a dressing room with fitted floor to ceiling wardrobes, a radiator and double glazed front window.

Shower Room 7'8" x 4'10" (2.36 x 1.48)



Refitted in 2025 with a stylish suite. Comprising double shower, vanity wash hand basin with a cupboard and WC. Wall mounted bathroom cabinet with lighting and an electric heated towel rail which also runs off the central heating. Tiled walls, ceiling spotlights, an extractor vent and double glazed front window.

Front/Driveway

To the side there is a driveway providing off road parking. A paved path leads to the entrance door and there is gated access to the side garden and rear of the bungalow.

Garden



Delightful low maintenance south facing garden. With a patio seating area, fencing to the boundary, artificial grass lawn and access to the rear of the property where there is a path running around the bungalow back to the driveway.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

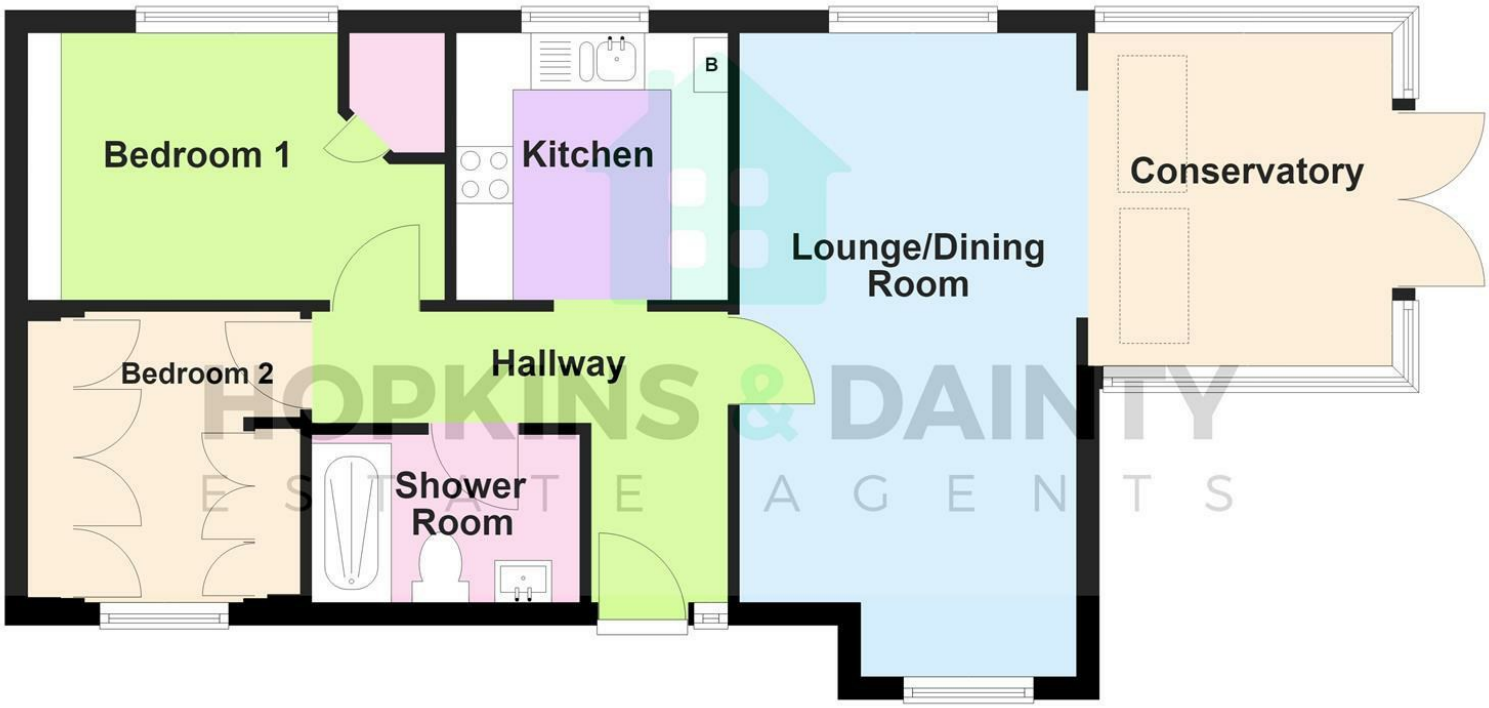
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Floor Plan

Approx. 55.6 sq. metres (598.9 sq. feet)



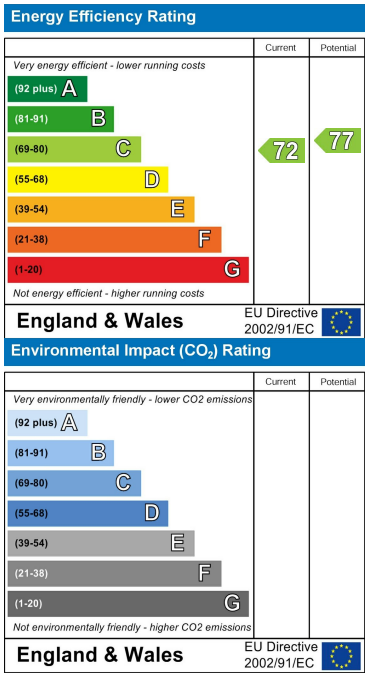
Total area: approx. 55.6 sq. metres (598.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.