



21 Woodminton Drive

| DE73 6RZ | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 to £310,000
- Beautifully Presented Two-Bedroom Detached Bungalow
- Situated In A Quiet Cul-De-Sac Location
- Close to Local Amenities and Transport Links
- Council Tax Band C
- Sold With No Upward Chain
- Tastefully Decorated to a High Standard
- Rear Enclosed Garden with Countryside Views
- EPC Rating D
- Freehold





SOLD WITH NO UPWARD CHAIN

Situated within a quiet cul-de-sac and enjoying stunning open countryside views to the rear, this beautifully renovated two-bedroom detached bungalow offers stylish, contemporary living in the highly sought-after Derby suburb of Chellaston.

Having undergone an extensive programme of modernisation, the property has been finished to an exceptional standard throughout and is ideally suited to a wide range of buyers, from downsizers and professionals to those seeking single-storey living without compromise.

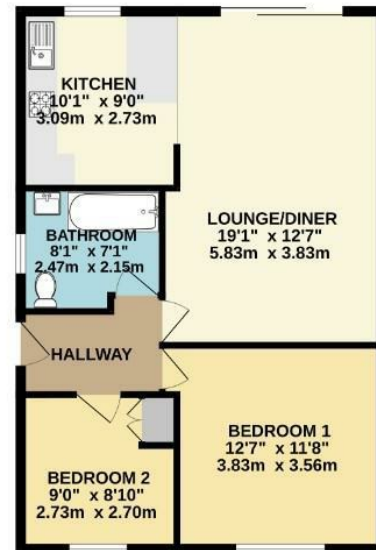
Woodminton Drive invites you into the welcoming entrance hallway, leading to a superbly appointed contemporary family bathroom. To the front of the property are two well-proportioned bedrooms, comprising a generous principal double bedroom and a spacious second bedroom featuring fitted wardrobes.

The heart of the home is the impressive open-plan lounge/dining area, flooded with natural light and enhanced by patio doors opening onto the rear garden. Seamlessly connected to the living space is the stunning fitted kitchen, complete with premium integrated appliances including a fridge/freezer, Bosch dishwasher, Bosch oven, Bosch microwave, Bosch induction hob and a modern extractor hood. A stylish breakfast bar with carousel storage provides both practicality and a contemporary focal point. No expense has been spared in the design and specification of this exceptional kitchen.

Outside, the private rear garden has been thoughtfully landscaped to create the perfect setting for relaxation and entertaining. Beyond the garden, uninterrupted countryside views offer a wonderful backdrop. The detached garage has excellent potential for conversion into a home office, gym, games room or hobby space (subject to any necessary consents), and the driveway offers off-road parking for at least four vehicles.

This outstanding bungalow combines modern luxury and convenience with a peaceful setting and demands internal viewing to appreciate.





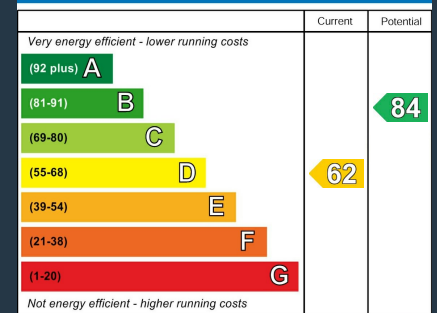
TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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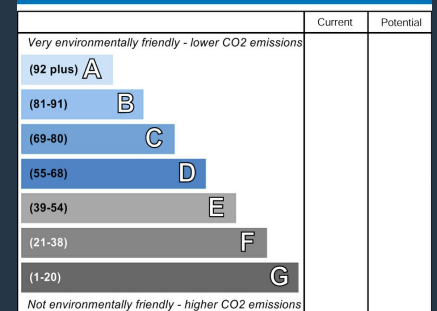
EPC

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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