



21 Woodminton Drive

| DE73 6RZ | Guide Price £305,000

**ROYSTON
& LUND**

- Guide Price £305,000 to £315,000
- Two-Bedroom Modernised Detached Bungalow
- Situated In A Quiet Cul-De-Sac Location
- EPC Rating D
- Freehold
- Sold with no Upward Chain
- Decorated To A Tasteful And High Standard
- Rear Enclosed Garden
- Council Tax Band C





SOLD WITH NO UPWARD CHAIN

Situated in a quiet cul-de-sac location with stunning countryside views to the rear; ensuring complete. A beautiful two-bedroom detached bungalow in the sought after village of Chellaston. Contemporary modernisation that would suit all age groups.

This totally renovated bungalow has been decorated to a tasteful and high standard. On entering, the property has a hallway which gives access to a newly fitted modern family bathroom. The two bedrooms are to the front of the property, one being a size king, and a further good sized single bedroom with a fitted wardrobe.

The lounge/diner has high quality sliding doors to the rear west facing garden. The lounge is open planned to the newly fitted kitchen with a window to the rear, offering views of the garden and countryside beyond. The kitchen has been fully fitted with a contemporary high quality modern kitchen with built in appliances including fridge/freezer, Bosch dishwasher, Bosch oven, Bosch microwave, Bosch induction hob and modern extractor fan. A Carousel/breakfast bar completes. No expense has been spared with this fitted kitchen.

Outside the west facing garden offers total privacy with slatted wooden fence. There is a large patio area which is ideal for entertaining and being west facing is ideal for those warm sunny evenings.

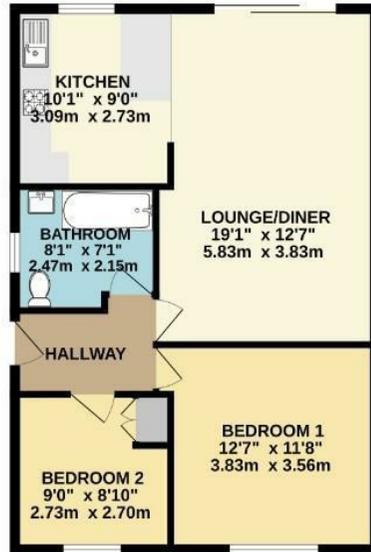
There is a detached garage that has scope for development into office games room, gym or other.

There's ample parking for at least 4 vehicles.

Viewings are highly recommended on this stunning bungalow.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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