2 Bed Bungalow - Detached

Price £270,000

Victoria Avenue, Borrowash, Derby, DE72 3HF







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Well presented modern detached bungalow occupying a delightful and sizeable low maintenance plot, situated in this sought after village, close to all shops and amenities. Gas centrally heated and Upvc double glazed. In brief; reception hall, sitting room, dining kitchen, two bedrooms (both having built in wardrobes) and shower room with white suite. Outside is a tarmac driveway offering ample car parking, leading to a carport and garage. The rear garden backs onto open playing fields and is laid to a low maintenance design. The property is sold freehold. Council tax band C. energy rating D.

Reception Hall

Having UPVC opaque double glazed entrance door, radiator, large full height airing cupboard (incorporating a central heating radiator) and access to roof space (having pull down loft ladder, the loft being fully boarded).

Sitting Room 15' x 12' (4.57m x 3.66m)



Having exposed brick fire surround with television plinth, recessed electric coal effect living flame fire, television and media connection points, coving to ceiling, radiator, UPVC double glazed window and french door giving views and access over the private low maintenance rear garden.

Dining Kitchen 12'3 x 9'8 (3.73m x 2.95m)



Having a range of medium oak fitted wall and base cupboards with laminated rolled edge working surfaces, inset halogen four ring hob with matching electric oven and grill, concealed canopy extractor hood with down lighter, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs, space and plumbing for automatic washing machine, space for dryer and fridge freezer, double radiator, full height storage cupboard (incorporating the Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating), UPVC double glazed window to rear aspect and UPVC opaque double glazed door to garden.

Bedroom One 12' x 11'8 (3.66m x 3.56m)



Having a range of full width built in wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Two 9'10 x 8'7 (3.00m x 2.62m)



Having a range of built in wardrobes with overhead linen cupboard space, radiator and UPVC double glazed window to front aspect.

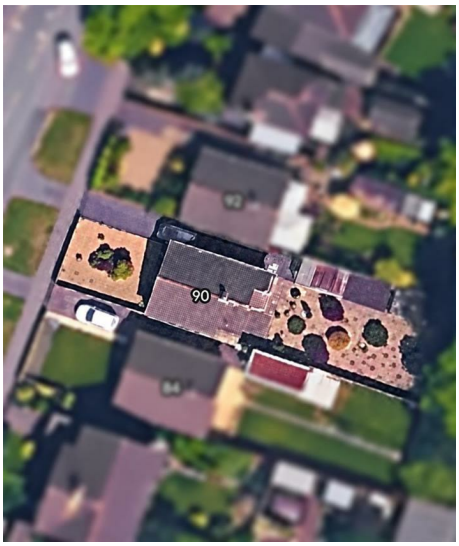
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Shower Room



Having modern three piece suite comprising; low centre flush wc, pedestal wash hand basin and quadrant shower cubicle with mains fed shower, chrome and glass shower cabinet and doors, complimentary ceramic tiled walls, ceiling extractor fan, radiator and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a sizeable low maintenance mature plot in this ever popular residential locality. To the front is a brick boundary wall with wrought iron access gate leading to a tarmac driveway, giving car standing space for several cars. The low maintenance fore garden is pea gravelled with a feature shrubbed central island area. The driveway in turn leads to a car port, which in turn leads to a workshop/garage. The rear garden is private, backing onto school playing fields and is enclosed by close panel fencing, laid to a patio and gravelled design with pathway leading to an aluminium greenhouse and potting shed, cold water tap and security lighting.

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Ground Floor



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