

Needham Street, Codnor, Derbyshire, DE5 9RR

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Utility & Conservatory
- Four Piece Bathroom Suite
- Well Presented Throughout
- Low Maintenance Rear Garden
- Driveway Parking & Garage
- Walking Distance From The High Street

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30014620

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* NEEDLESS TO SAY, YOU NEED TO VIEW NEEDHAM! \*\*\* This stunning 2 bedroom detached bungalow is ready to move into and boasts spacious, light and airy living space perfect for those who want life on one level with no hassle! The beautifully presented and maintained accommodation comprises of an entrance hallway, lounge/dining room opening into a conservatory, 2 double bedrooms, shower room, fitted kitchen/dining room and a utility room. Outside is a private driveway giving access to an integral garage and at the rear a low maintenance private and enclosed garden provides outside space. Located in a popular residential area close to many amenities and great for access to the A610 and Heanor and Ripley town centres. Call our sales team today to book your viewing!

## Ground Floor

### Entrance Hall

Composite entrance door, radiator and doors to lounge, kitchen and both bedrooms.

### Lounge

7.18m x 3.73m (23' 7" x 12' 3") UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire, Karndean flooring, French door to conservatory.

### Dining Kitchen

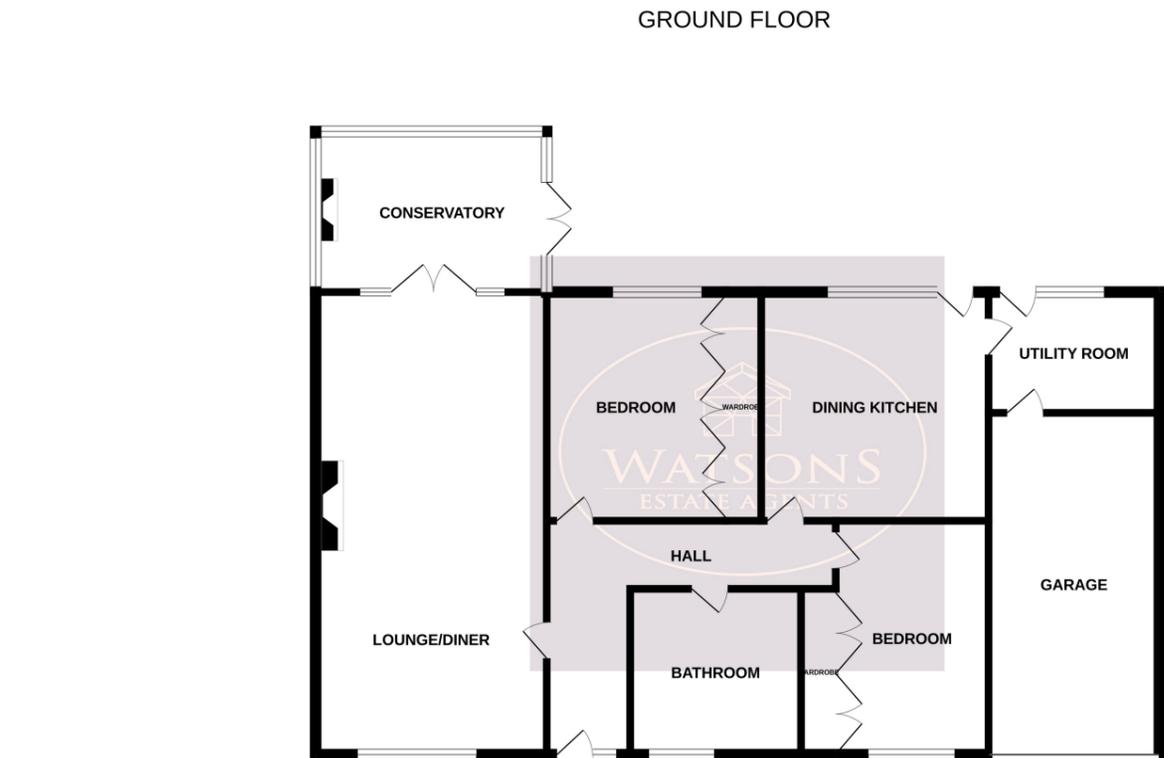
3.53m x 3.52m (11' 7" x 11' 7") A range of wall base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including double electric oven, electric hob, and fridge freezer. UPVC double glazed window to the rear, tiled flooring, plumbing for washing machine and dryer, ceiling spotlight, wall mounted boiler, radiator and door to utility and rear garden.

### Utility

Tiled flooring.

### Bedroom 1

3.53m x 2.93m (11' 7" x 9' 7") UPVC double glazed window to the front, fitted wardrobes and radiators.



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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### Bedroom 2

3.52m x 2.93m (11' 7" x 9' 7") UPVC double glazed window to the rear, fitted wardrobe and radiator.

### Bathroom

White four piece suite comprising wc, vanity sink, panel bath and mains fed cubicle shower. Obscured uPVC double glazed window to the front, chrome heated towel rail and ceiling spotlights.

### Garage

Singe garage, fitted with power and electric roller up doors.

### Outside

To the front of the property are double wrought iron gates giving access to a paved driveway, garage, entrance door and timber gate to the rear. To the rear of the property is a paved patio area palisaded by a mixture of brick walls and timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the utility room and is seventeen years old.