

Valley View Road, Riddings.

£210,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom detached bungalow on much sought after residential estate in Riddings. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Inner Hallway, Bathroom and two double Bedrooms.

Externally, the property benefits from well maintained front lawn with mature flower bed alongside driveway parking for several vehicles leading to large detached tandem garage which is fitted with light and power. The rear enclosed garden is a fabulous private area ideal for entertaining with raised entertaining patio, decked seating area and raised flower beds/planters throughout. Open aspect views are available to the rear elevation. The space is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Detached Bungalow In Desirable Location
- Ready to move into
- Detached Tandem Garage
- Private Rear Garden
- Open Views To The Rear Aspect
- Open Plan Living



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with tiled flooring, mini wall mounted radiator, fitted store cupboard and doorway to;

Lounge

15' 10" x 9' 11" (4.83m x 3.02m) With impressive double glazed window to front elevation, wall mounted radiator and carpeted flooring. Open aspect to the kitchen.

Kitchen

8' 5" x 8' 0" (2.57m x 2.44m) A stylish kitchen featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Fridge freezer, gas oven, hob with accompanying extractor hood, dishwasher and inset stainless steel sink with mixer tap. Tiled splashback covers the workspace whilst tiled flooring features throughout. Double glazed window to side elevation.

Bedroom One

12' 11" x 10' 0" (3.94m x 3.05m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

9' 11" x 8' 0" (3.02m x 2.44m) With double glazed French doors accessing rear garden, wall mounted radiator and tiled flooring.

Bathroom

8' 0" x 6' 6" (2.44m x 1.98m) A tiled three piece suite including; Double walk in shower, vanity handwash basin and low level WC. There is further plumbing for washing machine/dryer whilst double glazed obscured window features to side elevation.

Outside

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Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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