

Windlea Road, Riddings.

£260,000 Freehold

FOR SALE



**DERBYSHIRE
PROPERTIES**
- SALES & LETTINGS -

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PROPERTIES**

SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For sale' this detached bungalow boasting enviable corner plot position. Offered for sale with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Kitchen, Lounge, Dining Room, two double Bedrooms, family Bathroom and further En Suite.

Externally, the property boasts impressive corner plot which includes dual access driveway secured by newly installed composite fencing with roller gate. Second driveway gives way to detached Garage which is accessed via electric steel roller door and is fitted with light, power and apex storage. The rear enclosed garden benefits from lawned space and entertaining patio ensuring the perfect area to host to relax.

FEATURES

- Detached Bungalow In Desirable Location
- No Upward Chain
- Vacant Possession
- Ideal for access to A38 & M1
- Walking Distance To All Local Amenities
- Driveway & Garage
- Early Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to side elevation with wall mounted radiator, loft hatch access carpeted flooring and doorways to;

Kitchen

Featuring a an oak range of base cupboards and eye level units with complimentary worktops over and a range of integrated appliances including; Gas hob with accompanying extractor hood, double oven, microwave, dishwasher, fridge and freezer. Tiled splash back covers the workspace whilst tiled flooring runs throughout. Wall mounted radiator and double glazed window overlooking rear enclosed garden completes the space.

Lounge

With double glazed French doors to rear elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is gas fireplace on raised hearth set in decorative surround.

Dining Room

With double glazed window to side elevation, wall mounted radiator and wooden flooring.

Bedroom One

With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En Suite

A tiled three piece suite including; Double walk-in shower, pedestal hand wash basin and low level WC. Shaving point, ceiling fitted extractor unit and double glazed obscured window to side elevation completes the space.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite including; Bath, pedestal hand wash basin and low level WC.

Outside

Externally, the property boasts impressive corner plot which includes dual access driveway secured by newly installed composite fencing with roller gate. Second driveway gives way to detached Garage which is accessed via electric steel roller door and is fitted with light, power and apex storage. The rear enclosed garden benefits from lawned space and entertaining patio ensuring the perfect area to host to relax.

Council Tax

We understand that the property currently falls within council tax band C, 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.



FLOORPLAN & EPC

Approximate total area⁽¹⁾
 81.2 m²
 873 ft²

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC