

Brenden Avenue, Somercotes, Derbyshire.

£275,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this superb detached period bungalow located in a highly regarded area. The property features two bay windows to the front elevation and internally quality fixtures and fittings are throughout the bungalow. The property briefly comprises a side entrance, living room, ground floor master bedroom, bedroom 2/dining room, beautifully appointed kitchen/breakfast room and bathroom. To the first floor there is an additional bedroom with ensuite facility. Externally the property boast a wide blockage that provide parking for approximately three vehicles and a superb landscaped garden with beautiful open aspect to the rear. We believe interest will be high and an immediate internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Well Presented Detached Bungalow
- Beautifully appointed Breakfast Kitchen
- Three Bedrooms
- Landscaped Rear Garden with Open Aspect
- Parking for Several Vehicles to Front
- No Upward Chain
- Viewing Highly Recommended



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via the side elevation into a spacious entrance hallway with decorative coving and spotlights to ceiling. Internal doors then access all downstairs rooms.

### Living Room

12' 0" x 12' 0" (3.66m x 3.66m)

With feature double glazed bay window to the front elevation, curved radiator, TV point, decorative coving and picture rail and bookcases located in the chimney recesses. The feature focal point of the room is a gas log burning style fire with exposed timber and raised tiled hearth.

### Breakfast Kitchen

16' 0" x 9' 8" (4.88m x 2.95m)

Comprising of a range of matching wall and base mounted high gloss units with modern flat edged work surface incorporating a one and a half bowl sink drain unit with mixer taps and complementary tiled splashbacks. Dishwasher and washing machine, space for range cooker with extractor hood over, fridge freezer, breakfast bar, wall mounted radiator, decorative coving, spotlighting to ceiling and double glazed window to the rear elevation. Staircase to 1st floor landing, wall mounted air conditioning unit and double glazed sealed unit door leading out onto the rear garden.

### Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m)

With feature double glazed bay window to the front elevation, curved radiator, and a range of fitted bedroom furniture to include wardrobes, overhead storage and dressing table.

### Bedroom Two (Currently used as Dining Room)

12' 0" x 8' 3" (3.66m x 2.51m)

With double glaze French doors to the rear renovation, decorative coving and picture rail, mounted vertical radiator, floor covering and storage cupboard.

### Bathroom

9' 0" x 7' 0" (2.74m x 2.13m)

This beautifully crafted bathroom comprises of a low-level WC with bespoke vanity unit with attached floor to ceiling storage cupboard. Panelled bath with centrally mounted inbuilt taps and wall mounted mains fed shower and attachment over with complementary glass shower screen. Floor covering, fully tiled walls, extractor fan, spotlighting and wall mounted modern radiator.

### First Floor

### Landing

Accessed by the kitchen breakfast room with a useful base mounted storage cupboard, exposed beams and internal door leading to:-

### Bedroom Three

14' 0" x 9' 8" (4.27m x 2.95m)

With exposed beams to ceiling, skylights to the front and rear elevations, wall mounted air-conditioning unit and ample storage space located in the roof eaves.

### Outside

To the front aspect is a block paved driveway that provides parking for approximately three vehicles. The garden can be reached either side of the main bungalow via gates.

The superb landscaped rear garden offers areas of lawn, paved patio and pathways, mature hedge row boundaries, trellising, stocked flowerbeds and borders, garden shed outside tap and security lighting. The garden also offers a very pleasant outlook to the rear that isn't overlooked.

Outbuilding - with two storage cupboards, double glazed window, light and power.

### 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.







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