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Residential Lettings
Property Management

25 Plough Gate, Darley Abbey, Derby, DE22 1FH

No Onward Chain
£220,000

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Enjoying a pleasant cul-de-sac position with ease of access to the frequent public transport service on Duffield Road, this is a neutrally presented two bedroom detached bungalow with upgraded shower room, large living room and pleasant manageable rear garden. No Chain.

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The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hallway with store cupboard, front bedroom one and rear bedroom two, re-fitted shower room, spacious living room leading into a fitted kitchen.

Externally there is a lawned front garden, a long side driveway provides off road parking, enclosed westerly facing rear garden with patio, planted borders, lawn and shed.

An ideal downsize or retirement property attractively offered for sale with no upward chain and immediate vacant possession.

The village of Darley Abbey lies to the immediate north of the city of Derby connected by the beautiful Darley Park and riverside walk. Locally there is an array of cafes, public houses, wine bars and restaurants many of which are found in the world heritage Darley Mills. Plough Gate offers a public path connecting to Duffield Road (A6) with frequent public transport services connecting to the city centre and northern Derbyshire villages and towns.

ACCOMMODATION

Entering the property through the side UPVC double glazed front door into:

ENTRANCE HALLWAY

Having a storage cupboard also housing the Baxi combination boiler, access to the loft, radiator.

BEDROOM ONE

13'4" x 10'1" (4.06m x 3.07m)

A spacious double bedroom having a front facing UPVC double glazed window with vertical blinds, radiator.

BEDROOM TWO

8'8" x 7'4" (2.64m x 2.24m)

Positioned to the rear of the property having a UPVC double glazed window overlooking the garden, radiator.

SHOWER ROOM

Upgraded having an enclosed wet room style shower with a tiled floor, mains chrome shower and fitted shower screen, wash hand basin sat on a vanity unit and low-level WC, attractive tiled walls, UPVC double glazed window, extractor fan, radiator.

LIVING ROOM

18'1" x 10'2" (5.51m x 3.10m)

Particularly spacious with room for comfortable furniture and a dining table and chairs, fireplace surround, a large front facing UPVC double glazed window allows for plentiful natural light also with vertical blinds, media connections, radiator and access into:

KITCHEN

9'4" x 7'10" (2.84m x 2.39m)

Appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, hob and extractor

fan, space for an upright fridge freezer and washing machine, vinyl floor covering, UPVC double glazed window overlooking the garden and door, radiator.

OUTSIDE

Externally there is a lawned front garden, a long side driveway providing off road parking, enclosed westerly facing rear garden with patio, planted borders, lawn and shed.

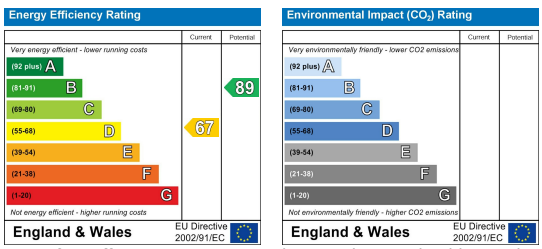
Road Map

Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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