



14 Hobkirk Drive, Sinfen, Derby, DE24 3DT

£180,000



A two bedroom detached bungalow requiring a scheme of improvement works located in this popular location close to many local shopping amenities. No Chain.



Internally the gas centrally heated and double glazed accommodation comprises, hallway with boiler cupboard, generous living room leading into a kitchen, main bedroom with fitted wardrobes, bedroom two and bathroom with shower over bath.

Externally there is a lawned front garden, long driveway leading to a garage. Enclosed rear garden in need of landscaping.

The bungalow is located close to a local shopping area including a supermarket, frequent public transport service linking to Derby city centre.

An ideal downsize attractively offered for sale with no chain and vacant possession.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property through a side UPVC double glazed door into a formal hallway with loft access, built-in cupboard housing the combination boiler, radiator.

LIVING ROOM

17'3" x 10'1" (5.26m x 3.07m)

A generous reception room having a front facing double glazed bow window with deep sill, gas fire, radiator, door into:

KITCHEN

8'8" x 8'1" (2.64m x 2.46m)

Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate works surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for further appliance, door and window to rear, radiator.

BEDROOM ONE

13'3" x 10'2" (4.04m x 3.10m)

A double bedroom having a built-in wardrobe, front facing double glazed window, radiator.

BEDROOM TWO

8'8" x 7'1" (2.64m x 2.16m)

With rear facing double glazed window, radiator.

BATHROOM

8'8" x 4'8" (2.64m x 1.42m)

Appointed with a white three-piece suite comprising a panelled bath with mains chrome shower over, wash hand basin and low-level WC, double glazed window, tiling to splashback areas, radiator.

OUTSIDE

GARAGE

18' x 8'8" (5.49m x 2.64m)

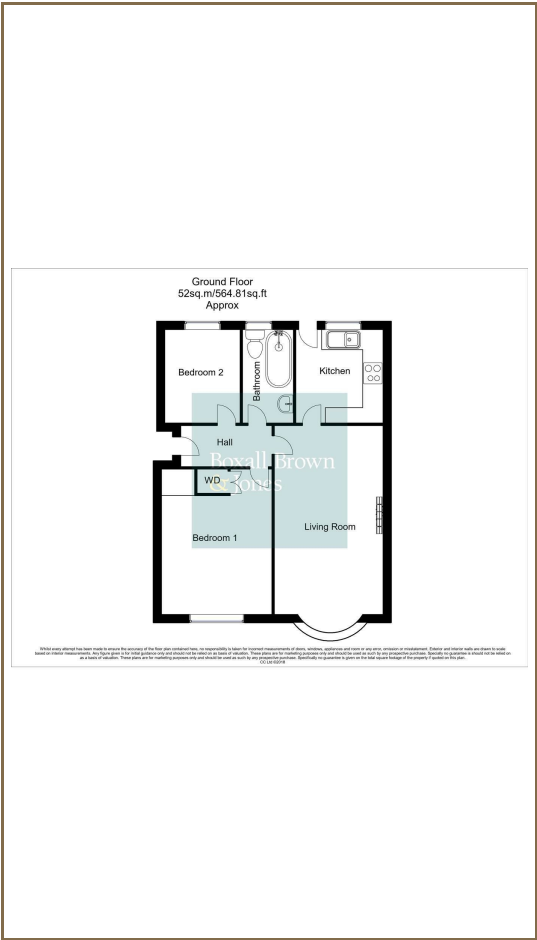
Concrete sectional with main up and over door, side door, window, power and light.

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Area Map



Floor Plans



Energy Efficiency Graph

