Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

24 Briarwood Way, Littleover, Derby, DE23 2TA

£299,950

2 | 1 | 1 | C

A greatly improved and smartly presented two bedroom detached bungalow with modern fitted kitchen and wet room, conservatory, delightful garden and garage. NO CHAIN

24 Briarwood Way, Littleover, Derby, DE23 2TA

£299,950

DIRECTIONS

Approaching the property from Blagreaves Lane, turn onto Briarwood way where the bungalow will be found a short distance on the right.

This excellent detached bungalow incorporates both UPVC double glazed windows and doors along with gas central heating and briefly comprises, 'L' shaped entrance hallway with two store cupboards, generous lounge with fireplace, a modern appointed kitchen leads into a rear conservatory, spacious principal bedroom with a modern range of fitted wardrobes and cabinets, generous bedroom two and a modern shower room.

Externally there is a neat front garden with lawn and planted borders adjoining a block paved driveway providing off road parking continuing to a detached, re-roofed garage at the rear. The rear garden is lovingly maintained and landscaped to a low-maintenance design offering a high degree of privacy with patio, raised planters, timber shed and gate.

Briarwood Way is located off Blagreaves Lane close to local shopping amenities including smaller convenience stores as well as larger supermarkets, Littleover has a busy high street shopping area also with cafes, doctors and popular public houses. There is a nearby frequent public transport service passing the Royal Hospital on the way into the city centre.

An excellent downsize and/or retirement property.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property from the side UPVC double glazed door into a formal 'L' shaped hallway with quality vinyl flooring, two built-in store cupboards, one being particularly deep, loft access and radiator.

KITCHEN

14'5" x 9'6" (4.39m x 2.90m)

A modern appointed kitchen with a range of fitted wall and base units with matching cupboard and drawer fronts with integrated handles, laminate work surfaces and tiled splashback, inset ceramic sink and drainer, electric oven, electric hob and extractor fan over, integrated washing machine, undercounter fridge freezer and tumble dryer, quality vinyl flooring, central heating radiator, UPVC glazed windows and door leading into:

CONSERVATORY

12'9" x 5'11" (3.89m x 1.80m)

Of brick base construction with UPVC double glazed windows, door and pitched ceiling, quality vinyl flooring.

LOUNGE
17'11" x 11'6" (5.46m x 3.51m)
A generous lounge with feature fireplace and surround, marble hearth, UPVC double glazed bow window, media connections and radiator.

BEDROOM ONE
11'2" x 10'1" (3.40m x 3.07m)
Beautifully fitted with an extensive range of wardrobes, overbed cabinets, bedside cupboards and chest of drawers, front facing UPVC double glazed window, radiator.

BEDROOM TWO
12'9" x 7'2" (3.89m x 2.18m)
A generous second bedroom or dining room as used by the current owners, with a rear facing UPVC double glazed window and radiator.

SHOWER ROOM
6'8" x 5'6" (2.03m x 1.68m)
Very smartly fitted and beautifully tiled featuring a wet style showering area with glazed screen, mains chrome overhead shower and additional shower, wash basin sat on a vanity unit and low level WC, UPVC double glazed window, tall chrome towel radiator, inset ceiling spotlights and extractor fan.

OUTSIDE
Externally there is a neat front garden with lawn and planted borders adjoining a block paved driveway providing off road parking continuing to a detached, re-roofed garage at the rear.

The rear garden is lovingly maintained and landscaped to a low-maintenance design offering a high degree of privacy with patio, raised planters, timber shed and gate.

The bungalow has also had replacement UPVC fascias, soffits and guttering.

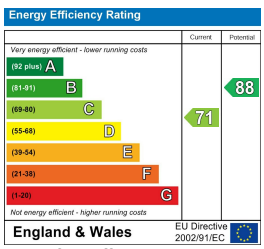
Road Map

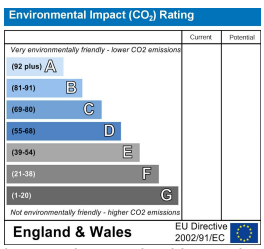
Floor Plan

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk