Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

36 Thirlmere Avenue, Allestree, Derby, DE22 2RX

£245,000

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Two bedroom semi-detached bungalow having been beautifully refurbished to include a brand new gas central heating system, kitchen and bathroom. Offered for sale with no upward chain the property is an excellent option for downsizers and retirees.

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Internally the neutrally decorated interior incorporates both UPVC double glazed windows and doors along with gas central heating and in brief comprises, entrance hall, spacious lounge with gas fire, fitted kitchen with integrated cooking appliances, rear lobby giving access to two rear facing double bedrooms and a re-fitted bathroom with shower over bath.

Externally there is a tarmac driveway and lawned front garden. Secure double gates lead to the rear where there is a paved patio, lawn and fenced borders. The garden is well screened and offers a high degree of privacy along with a pleasant westerly aspect. There is ample space for a the addition of a garage if desired subject to planning permission.

Thirlmere Avenue is a sought after residential location being on the level and positioned just off Birchover Way where there is a frequent public transport service connecting through Allestree, passing the Park Farm shopping centre and into Derby city centre. Nearby there are many useful amenities found on Blenheim Parade including a newsagent, convenience stores, pharmacy and cafe.

A quality property suitable for downsizers and retirees.

ACCOMMODATION

HALLWAY

Entering the property through a UPVC double glazed door into a lobby area with coats hanging and shoe storage area, cupboard housing modern combination boiler, inner door into:

LOUNGE

15'11" x 11'11" (4.85m x 3.63m)

A generous reception room with large front facing UPVC double glazed window allowing for plenty of natural light, modern electric fire, media connections, radiator.

KITCHEN

9' x 6'3" (2.74m x 1.91m)

A compact kitchen being well appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surafaces and tiled walls, electric oven, gas hob and extractor fan, space for a fridge freezer and washing machine, side UPVC double glazed door and window.

INNER LOBBY
With access into bedrooms, bathroom and loft.

BEDROOM ONE
15'2" x 8'11" (4.62m x 2.72m)
A generous principal bedroom with rear facing UPVC double glazed window and radiator.

BEDROOM TWO
10'2" x 9'4" (3.10m x 2.84m)
A second generous bedroom also with rear facing UPVC double glazed window and radiator.

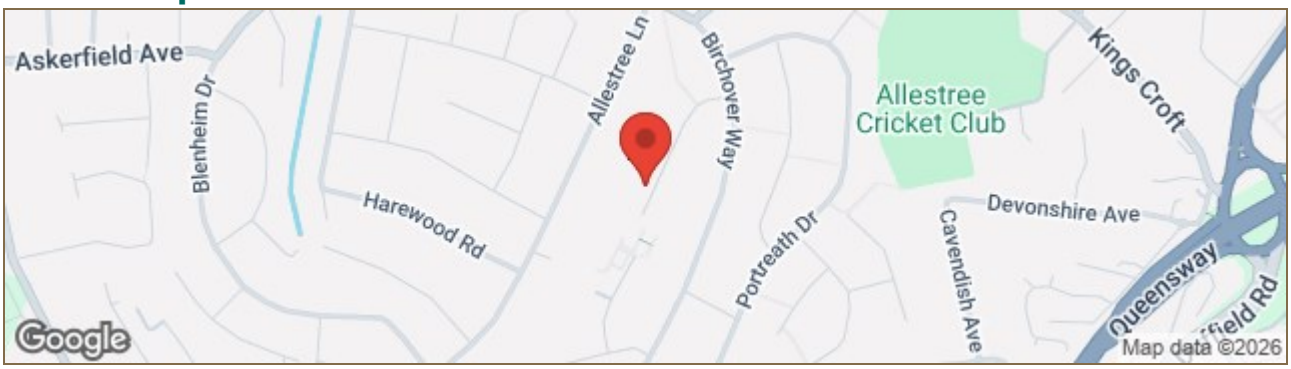
BATHROOM
6'2" x 6'1" (1.88m x 1.85m)
Appointed with a modern suite comprising a panelled bath with shower attachment over, wash basin and WC, tiled walls, UPVC double glazed window and chrome towel radiator.

OUTSIDE
Externally there is a tarmac driveway and lawned front garden. Secure double gates lead to the rear where there is a paved patio, lawn and fenced borders. The garden is well screened and offers a high degree of privacy along with a pleasant westerly aspect.

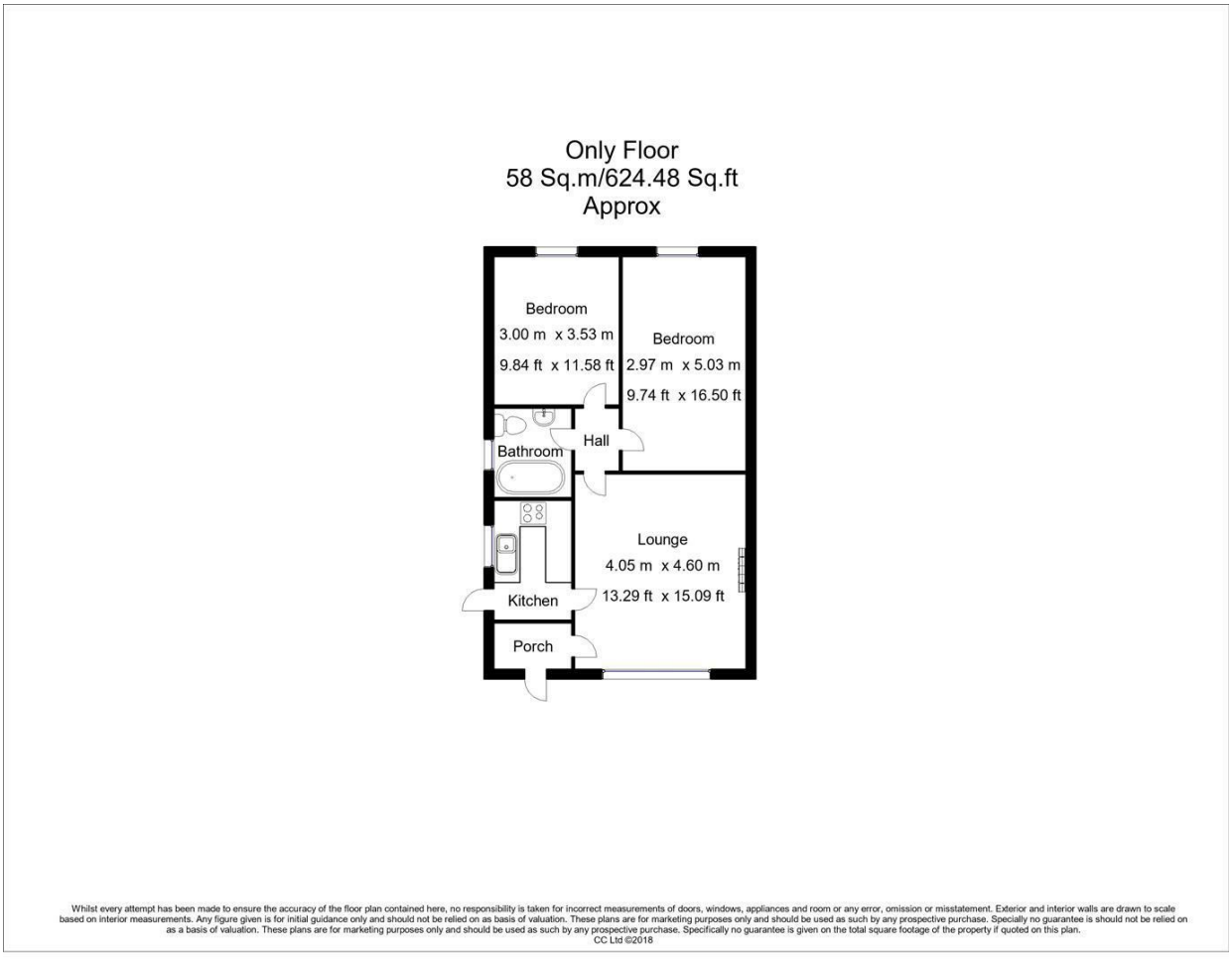
There is ample space for a the addition of a garage if desired subject to planning permission.

PLEASE NOTE
Photographs were taken prior to a tenancy. The property is currently occupied by a tenant and relevant notice will be served when required.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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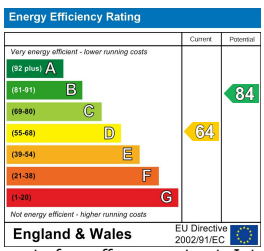
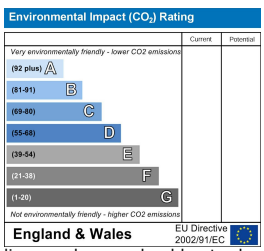
Viewing

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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