Boxall Brown & Jones

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Property Management



40 Barley Close, Little Eaton, Derby, DE21 5DJ

No Onward Chain
£260,000

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A 'move-in ready' smartly present, compact detached bungalow featuring a modern kitchen with integrated appliances and contemporary styled shower room with extra living accommodation in an attractive side conservatory, low maintenance gardens and driveway. No Chain.







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Internally, the well presented accommodation includes both gas central heating and UPVC double glazing, briefly comprising 'L' shaped entrance hallway with attractive composite front door, spacious living room with ample space for living and dining furniture with open plan access into the side conservatory with insulated roof and fitted blinds, a modern fitted kitchen provides a functional space with integrated appliances including a double oven, hob, extractor fan, fridge, freezer and washing machine, main bedroom with fitted cupboards and bedside cabinets, additional built-in wardrobe, the second bedroom has been fitted out as a dressing room with built-in wardrobes, providing a range of hanging, shelving and drawers, there is finally the contemporary styled modern shower room including a double width shower with mains overhead shower and attractive built-in basin and WC.

Externally there is a side driveway providing off-road parking leading to a timber store shed. The garden has been designed to a low maintenance theme, having a large paved patio and raised gravel borders, artificial turf, all enclosed by timber and composite fencing.

The property is conveniently positioned close to the village centre of this highly sought after and well regarded location. There are a host of local amenities and facilities including popular public houses, cafes and grocery store with post office. There are pleasant nearby countryside walks including the recently completed Little Eaton Greenway, garden centre and ease of access can be sought into nearby Duffield, Derby city centre and A38.

A quality bungalow worthy of a detailed viewing.

ACCOMMODATION

ENTRANCE HALLWAY
An 'L' shaped hallway providing access into the kitchen, living room, both bedrooms and shower room with attractive wood effect laminate flooring, access to the loft and a smooth panel central heating radiator.

LIVING ROOM
18'6" x 9'9" (5.64m x 2.97m)
A spacious reception room, having a dual aspect with UPVC double glazed windows to the front and rear elevations, media connections, two central heating radiators and open plan access into:

CONSERVATORY
9'7" x 8'10" (2.92m x 2.69m)
Of brick base construction with UPVC double glazed windows and French doors, all with fitted vertical blinds, insulated roof also with windows, inset ceiling downlighters, smooth panel central heating radiator.

KITCHEN
7'9" x 7'8" (2.36m x 2.34m)
Thoughtfully designed to maximise storage space, comprising a comprehensive range of fitted wall and base units with matching cupboard and drawer fronts with integrated handles, quartz effect laminate work surfaces and matching splashback, composite sink and drainer, double electric under counter oven, induction hob and extractor fan over, integrated appliances include a fridge, freezer and washing machine, tiled floor, plinth lights, UPVC double glazed window and a concealed wall-mounted combination boiler providing domestic hot water and gas central heating.

BEDROOM ONE
12'1" x 7'8" (3.68m x 2.34m)
Having fitted cabinets around the position of a bed also with bedside cabinets and shelves, built-in corner wardrobe, media connections, UPC double glazed window, radiator.

BEDROOM TWO
8'5" x 7'10" (2.57m x 2.39m)
Currently used as a dressing room, having a comprehensive range of fitted wardrobes, providing a variety of hanging, shelving and drawer storage, UPVC double glazed window with vertical blinds, radiator.

SHOWER ROOM
6'5" x 4'10" (1.96m x 1.47m)
Beautifully styled with modern fittings accessorised in black comprising a double width shower cubicle with sliding screen door and mains chrome overhead shower, additional shower head, tiled shelf, a wash hand basin and low-level WC with concealed cistern are neatly fitted into a vanity store unit, additional storage cupboard, illuminated bathroom mirror also with storage, attractively tiled walls, vinyl flooring, UPVC double glazed window, extractor fan, inset ceiling downlighters, towel radiator.

















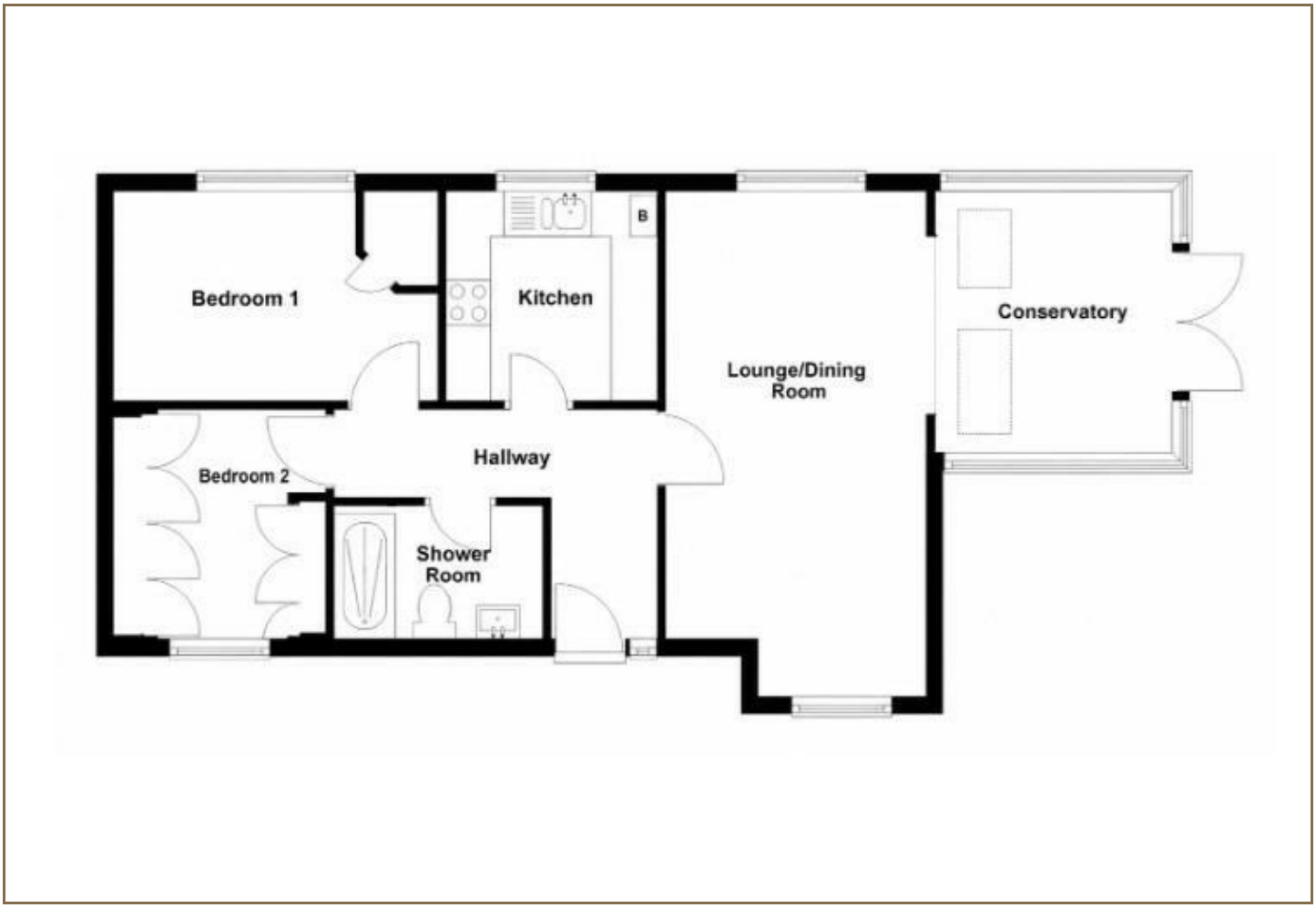





Road Map



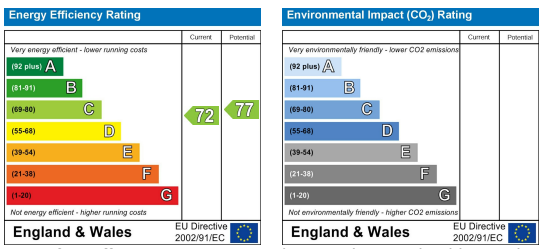
Floor Plan



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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