



32 Hungerhill Close, Breadsall, Derby, DE21 4UD

Offers In The Region Of £245,000



Enjoying a lovely edge of development position with a pleasant outlook is this highly impressive three bedroom townhouse located on Redrow's Durose Country Park development in the popular Derby suburb of Oakwood.



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DIRECTIONS

Leave the city centre on Mansfield Road passing the Meteor shopping centre continuing up the hill, on reaching the traffic island take the first exit into the development, follow the road ahead for a short distance taking the second right onto Hungerhill Close, continue to the end where the property will be found on the right.

This modern property is approximately four years old and remains in new condition throughout featuring high ceilings and quality fittings. The efficiently constructed, gas centrally heated and UPVC double glazed accommodation comprises, entrance lobby, cloakroom WC, spacious lounge and full width dining kitchen with integrated appliances and French doors leading into the garden.

To the first floor a pleasant landing area with store cupboard leads into the principal bedroom with built in wardrobes and en-suite, double bedroom two and generous bedroom three, finally a main three piece bathroom suite with shower over bath.

Externally there is a double width driveway providing off road parking for two cars. To the rear there is a pleasant enclosed low maintenance garden with two patios and artificial turf.

The property enjoys a highly convenient

position with ease of access to the many convenient amenities and facilities found in Oakwood including grocery stores, post office and leisure centre. Further amenities can be found at the nearby Meteor shopping centre and city centre. Also locally are countryside trails and pathways, perfect for cycling and walking.

A brilliant home suitable for the first time buyer, small families or downsizer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Entering the property through an attractive front door into a lobby area with coat hanging and shoe storage space, Amtico flooring, radiator.

CLOAKROOM

With a continuation of the Amtico flooring, wash basin and WC, extractor fan, downlighters and radiator.

LOUNGE

15'9" x 10'3" (4.80m x 3.12m)

A spacious lounge area, naturally light having a front facing UPVC double glazed window with fitted vertical blinds, media connections, stairs to the first floor with useful cupboard beneath, radiator.

KITCHEN DINER

14'2" x 8' (4.32m x 2.44m)

A lovely open plan space with Amtico flooring and downlighters.

The kitchen is appointed with a plentiful range of wall and base units having two-tone contrasting cupboard and drawer fronts, stone effect laminate work surfaces and matching upstands, stainless steel sink and drainer, eye level double electric oven, electric hob and extractor fan over, integrated fridge, freezer, dishwasher and washing machine, wall mounted and concealed Vaillant combination boiler, UPVC double glazed window.

To the dining area there are UPVC double glazed French doors leading into the rear garden, ample space for a dining table and chairs, radiator.

FIRST FLOOR

LANDING

A spacious reception landing area with access to the loft area, store cupboard and radiator.

BEDROOM ONE

11'6" x 10'1" (3.51m x 3.07m)

A spacious double bedroom with two pairs of built in wardrobes, rear facing UPVC double glazed window with fitted vertical blinds, radiator and ample space for all bedroom furniture.

EN-SUITE

A generous en-suite appointed with a double width shower enclosure with mains shower, tiled walls and solidly glazed door, wash basin and WC, Amtico flooring, downlighters, extractor fan, UPVC double glazed window and chrome towel radiator.

BEDROOM TWO

10'7" x 8'9" (3.23m x 2.67m)

A second spacious double bedroom with front facing UPVC double glazed window with fitted vertical blinds and with a pleasant open outlook, radiator.

BEDROOM THREE

8'9" x 7'4" (2.67m x 2.24m)

A very generous third bedroom sharing the



same aspect as bedroom two with a UPVC double glazed window and fitted vertical blinds, radiator.

BATHROOM

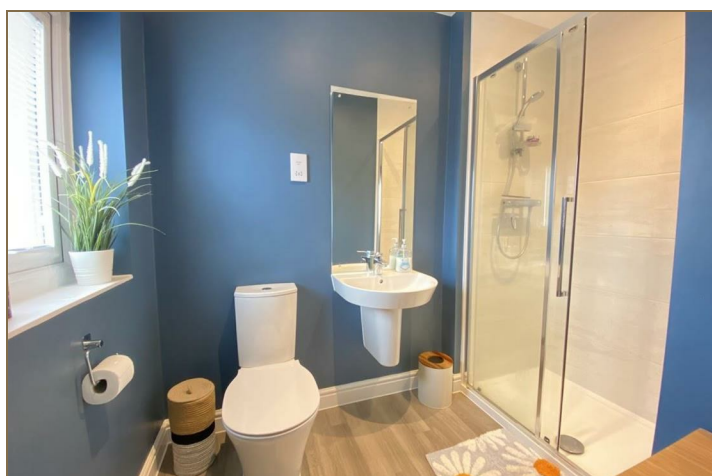
7'1" x 5'11" (2.16m x 1.80m)

Very smartly appointed with a white three piece suite comprising a panelled bath with mains chrome shower over, tiled walls and glazed screen, wash basin and WC, Amtico flooring, downlighters, shaver point, extractor fan and chrome towel radiator.

OUTSIDE

Double width car parking driveway with front planted border, paved pathway, covered storm porch and lantern light.

Lovely low maintenance rear garden with two paved patio areas, pathway and artificial turf with planted border, timber store shed and gated access to the front.





Road Map



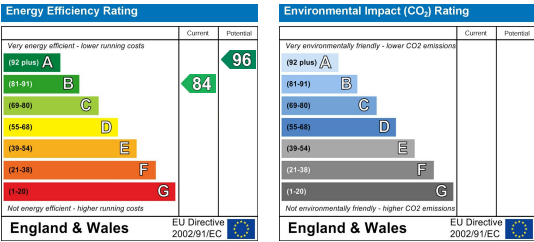
Floor Plan



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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