



## 11 The Crest, Darley Abbey, Derby, Derbyshire, DE22 2BR

**£289,950**



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Internally, the bungalow offers gas central heating and in brief comprises, entrance porch and hallway, two front double bedrooms, shower room, lounge, garden room and kitchen

Externally, there are beautiful rear gardens, detached garage and driveway.

## ACCOMMODATION

### PORCH

Main front door, second door into:

### HALLWAY

Laminate flooring, radiator

### BEDROOM ONE

13'4 x 10'11 (4.06m x 3.33m)

Fitted wardrobes with sliding doors, upvc double glazed window and radiator

### BEDROOM TWO

12'0 x 9'11 (3.66m x 3.02m)

A second spacious double bedroom with a upvc double glazed window and radiator

### SHOWER ROOM

8'6 x 6'5 (2.59m x 1.96m)

Fitted with a large walk in shower, low level WC and wash basin, tiled walls, upvc double glazed window and radiator.

### LOUNGE

15'11 x 10'10 (4.85m x 3.30m)

A generous lounge with stone fireplace surround and inset gas fire, radiator, double doors open into:

### GARDEN ROOM

15'9 x 4'3 (4.80m x 1.30m)

A useful extra space with French doors leading to the garden also with radiator

### KITCHEN

12'0 x 8'1 (3.66m x 2.46m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, gas cooker and hob, breakfast bar and radiator

### REAR LOBBY

With pantry and door to rear

### OUTSIDE

Well stocked, generous gardens with lawn and patio, greenhouse and hedged borders.

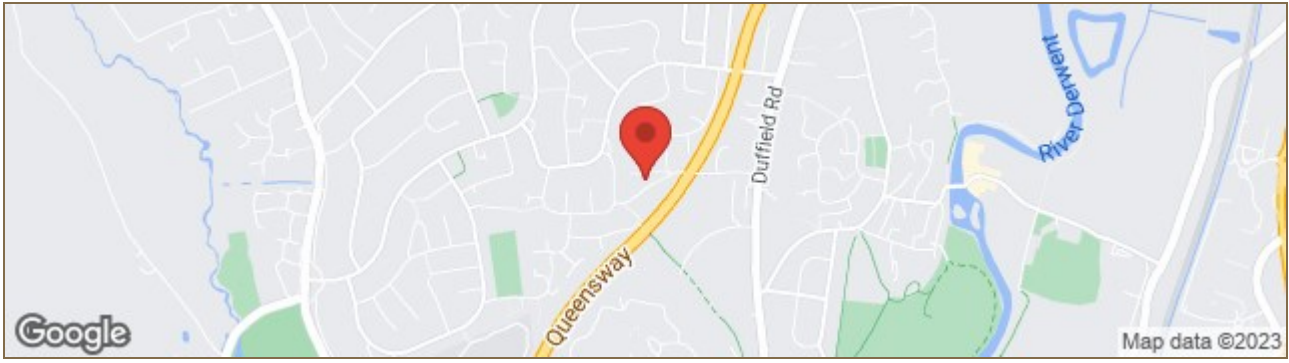
Front and side driveway leading to a detached garage with electric roller door.

### PLEASE NOTE

Photographs were taken whilst the property was vacant prior to being rented.



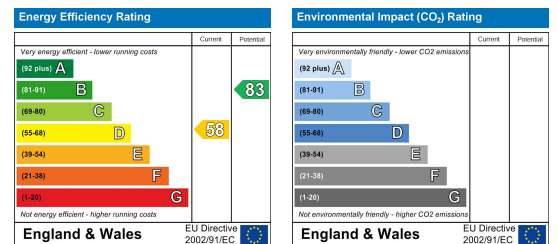
## Road Map



## 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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