



52 Weston Park Avenue,  
Shelton Lock, Derby  
DE24 9EQ

**O/O £245,000 Freehold**

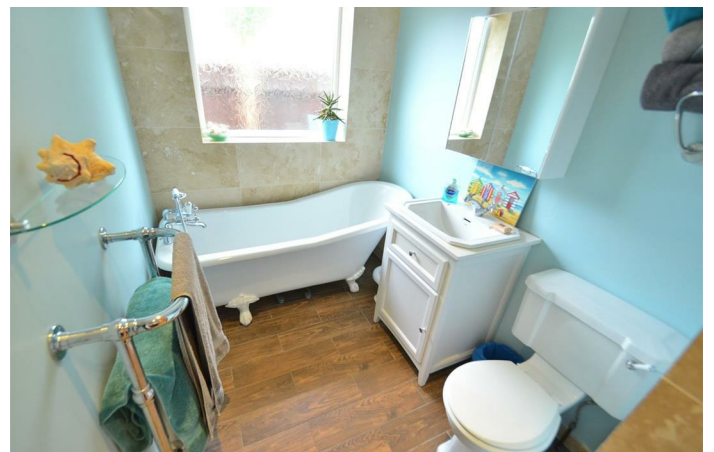


A BEAUTIFULLY UPGRADED AND FULLY REFURBISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW, SET ON A GOOD-SIZED CORNER PLOT. WITH A LARGE DRIVEWAY PROVIDING AMPLE OFF-ROAD VEHICLE HARD STANDING AND AN ENCLOSED LOW MAINTENANCE WEST FACING LANDSCAPED GARDEN AT THE REAR.

Robert Ellis are extremely pleased to bring to the market this ready to move into two double bedroom detached bungalow. The property will appeal to buyers in search of a bungalow that is ready for immediate occupation to which no further work is required. Having been upgraded and extended within recent years and deriving the benefit of modern conveniences such as gas central heating and double glazing.

With ample reception space including a dining kitchen, utility and refitted bathroom, both of which we are sure the buyers will appreciate. Excellent transport links are found close to hand, making this an ever popular and convenient place for people to live.

The property is constructed of brick to the external elevation under a tiled roof. Contact the office to make your appointment to view today.



### Entrance Hallway

With a modern leaded double glazed door to the front with semi circular arched window to the front, ceiling light point, wall mounted radiator, wooden parquet flooring, loft access hatch to boarded loft space with potential to convert into an additional bedroom subject to the necessary permissions, central heating control panel and doors to:

### Living Room

15'4 x 12'6 approx (4.67m x 3.81m approx)

UPVC double glazed sectional bay window to the front, ceiling light point, wall mounted radiator, coving to the ceiling, feature modern fireplace incorporating a stone surround, hearth with feature electric fire and inset lights above, TV point.

### Extended Open Plan Dining Kitchen

19'11 x 14' approx (6.07m x 4.27m approx)

This magnificent large open dining kitchen benefits from having a range of modern wall and base units with laminate work surface over, 1 ½ bowl ceramic sink with swan neck mixer tap, integral Lamona double oven, integral Lamona microwave, ceramic hob with extractor hood over, integral fridge and freezer, integral dishwasher and ample storage space, Travertine tiled splashbacks and Travertine flooring, wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed picture window to the side, large pantry unit, double glazed sliding patio door to the rear, TV point, ample space for dining table and panelled door to:

### Utility Room

15'11 x 5'5 approx (4.85m x 1.65m approx)

With two UPVC double glazed picture windows to the rear, range of base units with laminate work surface over, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, UPVC door to the rear garden, wall mounted radiator, ceiling light point, tiling to the floor and panelled door to:

### Cloaks/w.c.

5'5 x 2'9 approx (1.65m x 0.84m approx)

Semi recessed vanity wash hand basin with storage

cupboard below, low flush w.c., UPVC double glazed window to the rear, tiling to the floor, tiled splashbacks, chrome heated towel rail and ceiling light point.

### Bedroom 1

14'4 x 12'7 approx (4.37m x 3.84m approx)

This large double bedroom benefits from having a UPVC double glazed window to the side, ceiling light point and wall mounted radiator.

### Bedroom 2

14'6 x 12'3 approx (4.42m x 3.73m approx)

This double bedroom benefits from having a UPVC double glazed sectional bay window to the front, ceiling light point, wall mounted radiator and coving to the ceiling.

### Bathroom

10'6 x 5'7 approx (3.20m x 1.70m approx)

A four piece suite comprising of free standing slipper bath with mixer shower attachment over, vanity wash hand basin with storage cupboard below, low flush w.c., walk-in shower enclosure with mains fed shower over and additional rain water shower head above, Treverine tiled splashbacks, tiling to the floor, heated towel rail, recessed spotlights to the ceiling, built-in extractor fan, UPVC double glazed window to the side.

### Outside

To the front of the property there is a large tarmac driveway providing ample off the road vehicle hard standing, fencing to the boundaries, secure gated access to either side of the property. To the rear there is a landscaped garden with a shaped lawn, large Presscrete patio area and pathways, secure fencing and walls to the boundaries, access to the side with additional gates and storage to both side elevations. Outside lighting and security lighting, outside tap.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 80        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 52      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 74        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 43      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.