Robert Ellis

look no further...

Killingworth Avenue,
Sinfin, Derby
DE24 9PN

£170,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A ONE DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this semi detached bungalow which is being sold with the benefit of NO UPWARD CHAIN. The property is ready for a new owner to take immediate occupation while they decide what work they might want to carry out to the property in the future. The bungalow is situated on a good size plot with a large garden at the rear which would now benefit from further landscaping but is kept private by having fencing to the boundaries. The property is situated close to local amenities and facilities and is only a short drive from Derby city centre, all of which helps to make this a convenient and popular place to live.

The bungalow is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door into a reception hall, the main accommodation includes a large lounge/sitting room, which could include a dining area, an inner hall which leads to the enlarged dining kitchen which has wall and base units and doors leading out to the rear garden, the double bedroom which has fitted bedroom furniture and the shower room which includes a large walk-in shower with a mains flow system. Outside there is the integral garage, a block paved driveway which provides off road parking, a garden at the front and there is a path leading down the left hand side of the property to the rear. At the rear of the bungalow there is a patio area leading onto a large lawned garden which has mature bushes and other plants and is kept private by having fencing to the three boundaries.

There are local shops in Sinfin which includes major supermarkets and other retail outlets, if required there are local schools for all ages, healthcare and sports facilities, the property is easily accessible to Rolls Royce and other work places and it is close to the A50 which links to the M1, Derby train station is only a short drive away and various main roads provide access to other areas of Derby and to the city centre.

Porch
Open porch leading through a UPVC front door with an opaque glazed inset panel to:

Reception Hall
Having an opaque double glazed window to the side, radiator, cloaks hanging, a feature brick wall and full double glazed door leading into:

Lounge/Sitting Room
16'9 x 5'7 approx (5.11m x 1.70m approx)
This large main reception room has two double glazed windows with fitted blinds to the front, two radiators, Minton style fireplace with hearth, two wall lights and an opaque glazed door with matching side panel leading to:

Inner Hall
Having a hatch with ladder to the loft space and the Worcester Bosch boiler is fitted in a built-in cupboard.

Dining Kitchen
13'10 x 11'8 approx (4.22m x 3.56m approx)
The original kitchen and second bedroom were combined to provide a larger dining kitchen and it is fitted with white gloss units with brushed stainless steel fittings and includes a 1½ bowl sink and a four ring hob set in an L shaped work surface with space for an automatic washing machine, cupboards, drawers and oven below, central island, matching eye level wall cupboards and shelving with a hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring, double built-in cloaks cupboard with cupboards over, recessed lighting to the ceiling, opaque double glazed door with a matching window to the side leading out to the rear garden and double glazed, double opening French doors also leading out to the rear, radiator and space for an upright fridge/freezer.

Bedroom 1
The main bedroom has a double glazed window with fitted blinds to the rear, double wardrobes to either side of the bed position with cupboards over and a radiator.

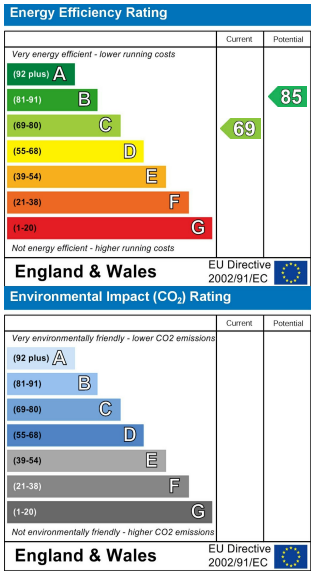
Shower Room
The shower room includes a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, boarding to two walls and a protective glazed screen, hand basin with a mixer tap and double cupboard under with a mirror fronted cabinet above and a low flush w.c. with a concealed cistern, chrome ladder towel radiator, tiling to two walls and a double glazed sky light window.

Outside
At the front of the property there is a block paved driveway with a matching path extending across the front of the bungalow and down the left hand side with there being a gate providing access to the rear garden. There is a lawned area at the front of the bungalow which now needs attention.

At the rear there is a patio area leading onto a large lawned garden which is kept private by having fencing to three sides, there is a wooden shed to the bottom left hand corner which now needs attention, but the garden could be landscaped to create a beautiful area to sit and enjoy outside living.

Garage
15'3 x 7'9 approx (4.65m x 2.36m approx)
The adjoining brick garage has an up and over door to the front, the gas and electricity meters and electric consumer unit are housed in the garage and power points and lighting are provided.

Council Tax
Derby City Council Band B



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818