



**74 Huntley Avenue, Spondon
Derby, DE21 7DU**

A very well presented two bedroom detached bungalow which is ready to move straight into and enjoy. There is an Ideal gas combination boiler fuelling the central heating and hot water, plenty of off road parking and a good size rear garden with a spacious patio and a large detached single garage. The property is in a superb location within walking distance of a very useful convenience store and also a bus stop which provides a regular link to the city centre. The accommodation includes a spacious front sitting room with dining space, a fitted kitchen with a back door to the garden, a good size three piece bathroom and a central hallway with access to both bedrooms. The master bedroom is a very good size indeed and faces the onto the front via the recently installed UPVC double glazed windows fitted to the front elevation. The property is offered for sale with no upward chain and immediate vacant possession.



£229,950

Hallway 10' 0" x 4' 1" (3.05m x 1.24m)

UPVC double glazed front door, a central heating radiator, access to the loft and a recessed cloak cupboard.

Sitting Room 18' 4" x 10' 0" (5.58m x 3.05m)

UPVC double glazed window to the front, two wall lights, a feature fireplace and space for a dining table. There is also a central heating radiator, TV point and a door leading to the kitchen at the rear.

Kitchen 8' 7" x 7' 8" (2.61m x 2.34m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, a vinyl floor covering, a central heating radiator, a UPVC double glazed back door and a double glazed window to the rear. Appliances include; a stainless steel sink/drain, plumbing for a washing machine, space for a gas cooker and space for a tall fridge/freezer.

Bedroom 1 13' 1" x 10' 1" (3.98m x 3.07m)

UPVC double glazed window to the front and a central heating radiator.

Bedroom 2 8' 7" x 6' 11" (2.61m x 2.11m)

Double glazed window overlooking the rear garden and a central heating radiator.

Bathroom 8' 7" x 5' 0" (2.61m x 1.52m)

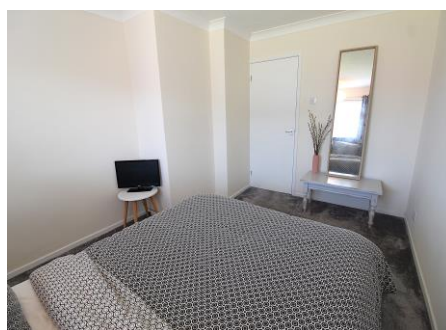
Three piece suite including a panel bath with an electric shower over and ceramic wall tiles, a pedestal wash basin and WC. There is also a central heating radiator, a vinyl floor covering and a double glazed window to the rear.

Garage 19' 9" x 9' 0" (6.02m x 2.74m)

Modern concrete sectional detached garage with an up and over garage door to the front and a personnel door to the side.

Outside

The property is set back from the road beyond a level lawn with a paved driveway which leads along the right hand side of the property to the garage and garden at the rear. The rear garden has a large paved patio across the back of the property, is very private and includes a level lawn with surrounding flower beds.

**Disclaimer**

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

