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Thirlmere Avenue, Allestree, Derby DE22 2RX
£995 per calendar month Unfurnished Deposit £1,140

GENERAL DESCRIPTION

A well-presented detached bungalow located in a popular residential area briefly comprising Entrance Hall, Lounge Diner, fitted Kitchen with appliances, two Double Bedrooms and Bathroom with shower over Bath.

Redecorated throughout with new carpet to master bedroom, the property enjoys Gardens to front and Rear with a driveway to the right of the Property leading to a detached Garage. Double Glazed with Gas Central Heating.

Early Viewing Recommended.

Council Tax Band C

EPC Band E

ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVc double glazed entrance door with adjacent double glazed, obscured window into:

ENTRANCE HALL having cream ceramic tiled flooring with recessed spotlight and coving to ceiling, low wood double door cupboard concealing meters and electrics consumer unit, telephone point, and doors off to:

KITCHEN (13'10" into cupboards x 6'5" max into cupboards), with cream ceramic tiled flooring continued, two metal 3-point ceiling spotlight fittings and heat alarm to ceiling, fitted with a range of maple effect base and eye level storage units with grey granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap. Built-in 'Lamona' single electric fan oven with matching 4-ring ceramic hob and extractor hood above. Built-in under-counter 'Lamona' & 'Fridgmaster' fridge and freezer units and under-counter 'Zanussi' washing machine. Two double glazed windows to front and side aspects, white UPVc double glazed, obscured entrance door to driveway, and pastel ceramic tiled splash backs.



LOUNGE DINER (16'11" x 11'11" reducing 8'11") having oak effect laminate flooring, with pendant light fitting and coving to ceiling, single and double panelled central heating radiators, and raised, double glazed bay window to front aspect. Fireplace with brushed steel electric living flame effect fire with mid-wood surround and mantle. Television point and door into:



INNER HALL with oak effect laminate flooring continued, recessed spotlight, loft access hatch with ladder and smoke alarm to ceiling and door concealing storage cupboard. Central heating control panel for 'Ideal' combi boiler in loft, and doors off to:

MASTER BEDROOM (14'11" x 8'10" max), with newly fitted carpet, double glazed window to rear aspect, pendant light fitting to ceiling, double panelled central heating radiator, and television point.



BEDROOM 2 (11'5" max x 9'7"), with oak effect laminate flooring continued from Inner Hall, pendant light fitting to ceiling, double panelled central heating radiator and white UPVc double glazed french doors to rear patio.



BATHROOM having tile effect cushioned floor, room fully ceramic tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with glass shower screen and thermostatically controlled mains bar shower over. Circular light fitting and extractor fan to ceiling.



OUTSIDE

TO THE FRONT OF THE PROPERTY is a bordered lawn with driveway to the right side of the Property with footpath to the front entrance door. A pair of cast iron gates provide access along the drive to the right side giving access...

TO THE REAR OF THE PROPERTY which has a patio seating area with larger lawned garden with borders and hedges. The driveway extends to a detached Single Garage with double wood doors.



VIEWING: By appointment through Dove Property