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Castleton Avenue, Riddings £262,500

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE AND CAR PORT
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- ENERGY RATING D



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Green & May are delighted to offer to the market this versatile detached bungalow which has been extended to provide spacious accommodation and is being sold with no upward chain. We would strongly recommend viewing this delightful property as soon as possible to fully appreciate what the bungalow has to offer. Briefly the accommodation comprises: Entrance hall, lounge with double glazed bay window to the front and feature fireplace. The kitchen has built in cupboards and drawers and a gas cooker point. There are three double bedrooms one of which has been used as a dining room. The bathroom has a three piece suite with sit in bath, low level WC and wash hand basin. The outside is low maintenance with a driveway to the front providing off road car parking. Double wooden gates open into the car port which in turn leads to the garage. The rear garden has a gravel area, and raised borders and a seating area. The summer house with light and power and a TV aerial point making it ideal to sit and relax in.

Within Riddings there are local facilities to include supermarket, fast food outlets, public houses, recreation park, community centre, medical centre, chemist and a primary school. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Hall

With double glazed entrance door to the front, built in cloaks cupboard and access to the loft space. The loft has a retractable ladder and houses the gas central heating boiler.



Lounge (14' 11" x 13' 0") or (4.55m x 3.96m)

With focal point to the room being the feature fire place. There is a double glazed bay window to the front elevation and a further double glazed window to the side allowing plenty of natural light, central heating radiator, TV aerial connection point and coving to the ceiling.



Fitted Kitchen (12' 10" x 9' 04") or (3.91m x 2.84m)

With built in cupboard and drawers, rolled edged work surfaces, complementary tiling to the walls, single drainer stainless steel sink unit, plumbing for automatic washing machine, appliance space, gas cooker point, coving to the ceiling, central heating radiator and double glazed door to the side and double glazed window to the rear.



Bedroom 1 (14' 03" x 10' 03" Max) or (4.34m x 3.12m Max)

Narrowing to 11ft 1 With double glazed window to the rear elevation and central heating radiator.



Bedroom 2 (11' 11" x 8' 02") or (3.63m x 2.49m)

Plus wardrobe depth, widening to 12ft max. With double glazed window to them rear elevation, fitted wardrobe, coving to the ceiling and central heating radiator.



Bedroom 3 / Dining Room (12' 0" x 11' 11") or (3.66m x 3.63m)

With double glazed window to the front elevation, wall mounted electric fire, coving to the ceiling and central heating radiator.



Bathroom

With suite comprising: panel sit in bath with shower over and shelving, pedestal wash hand basin, low level WC, complementary tiling to the walls, extractor fan, central heating radiator and double glazed window.

Garage (16' 01" x 8' 02") or (4.90m x 2.49m)

With rubber coated asbestos roof, up and over door light and power.



Car Port

With double opening gates and access to the garage.

Summer House

With light power and TV aerial connection point.



Outside

To the outside there is a lovely easy to maintain garden with paved seating area, shallow steps to the summer house, gravel area and raised decorative borders. To the front of the property there a tarmac driveway which provides ample off road car parking and a gated access leads to the car port, garage and rear garden.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 4AG



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.