



York Close, Midway, DE11 7PU

£250,000



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Tucked away at the end of a quiet cul-de-sac this well-maintained detached bungalow occupies a generous plot with wraparound gardens, driveway parking, and a well-sized garage. Ideally positioned with views over fields, but near to amenities, the home offers excellent access to bus routes, and countryside walks, making it a great choice for those looking to downsize or enjoy single-storey living.

Internally, the accommodation includes two double bedrooms, a bright and spacious lounge, a modern refitted kitchen diner, and a well-appointed bathroom. The dining area provides direct access to the garden via French doors. The bungalow is presented in good order throughout and is available with no upward chain, offering buyers the opportunity to move straight in and make it their own.

### Entrance Hall

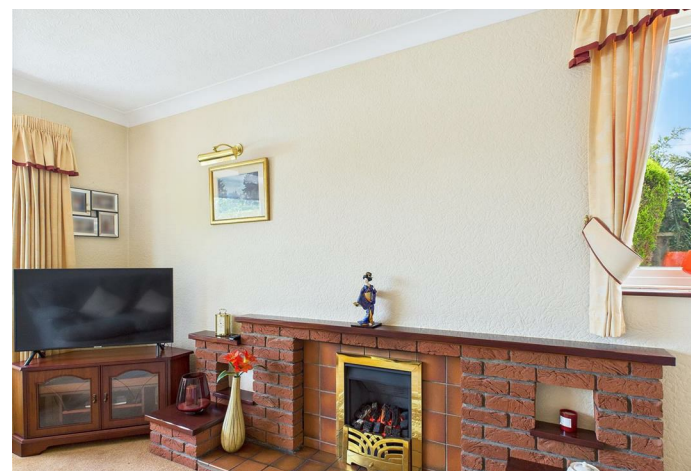
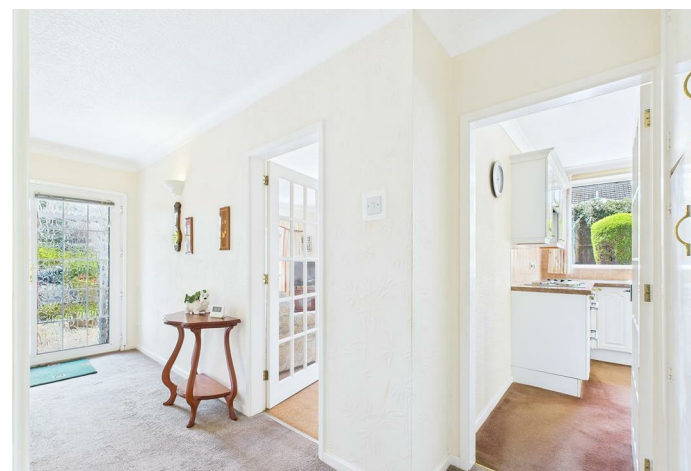
A welcoming L-shaped hallway with doors leading off to the principal rooms.

### Lounge – 4.67m x 3.64m (15'3" x 11'11")

A generous living room with dual aspect windows allowing in plenty of natural light. Features include a brick-built fireplace with gas fire and space for all required lounge furnishings.

### Kitchen – 5.39m x 3.15m (17'8" x 10'4")

A well-equipped kitchen with a range of wall and base units, integrated oven, hob with extractor over, sink and drainer, and space for appliances. A side door provides access to the patio area and garage, and French doors lead to the rear garden.



Bedroom One – 3.60m x 3.32m (11'9" x 10'10")  
A spacious double bedroom with large window overlooking the front garden. Ample space for wardrobes and bedroom furniture.

Bedroom Two – 3.18m x 3.30m (10'5" x 10'9")  
Another well-proportioned double room with open walk-in shower and views to the rear garden.

Bathroom – 2.20m x 1.66m (7'2" x 5'5")  
Fitted with a white suite comprising bath, wash basin, and low-level WC. Fully tiled walls and a frosted window to the rear elevation.

#### Additional Information

EPC Rating: D

Council Tax Band: C

Local Authority Area: South Derbyshire

Tenure: Freehold

Services: All mains services are believed to be connected

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding

agreement.

#### **\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

#### **\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

85.8 m<sup>2</sup>

925 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |               |                                                                                                              |
|---------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                    |
| Very energy efficient - lower running costs |               |                                                                                                              |
| (92 plus) A                                 | <div>65</div> | <div>82</div>                                                                                                |
| (81-91) B                                   |               |                                                                                                              |
| (69-80) C                                   |               |                                                                                                              |
| (55-68) D                                   |               |                                                                                                              |
| (39-54) E                                   |               |                                                                                                              |
| (21-38) F                                   |               |                                                                                                              |
| (1-20) G                                    |               |                                                                                                              |
| Not energy efficient - higher running costs |               |                                                                                                              |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

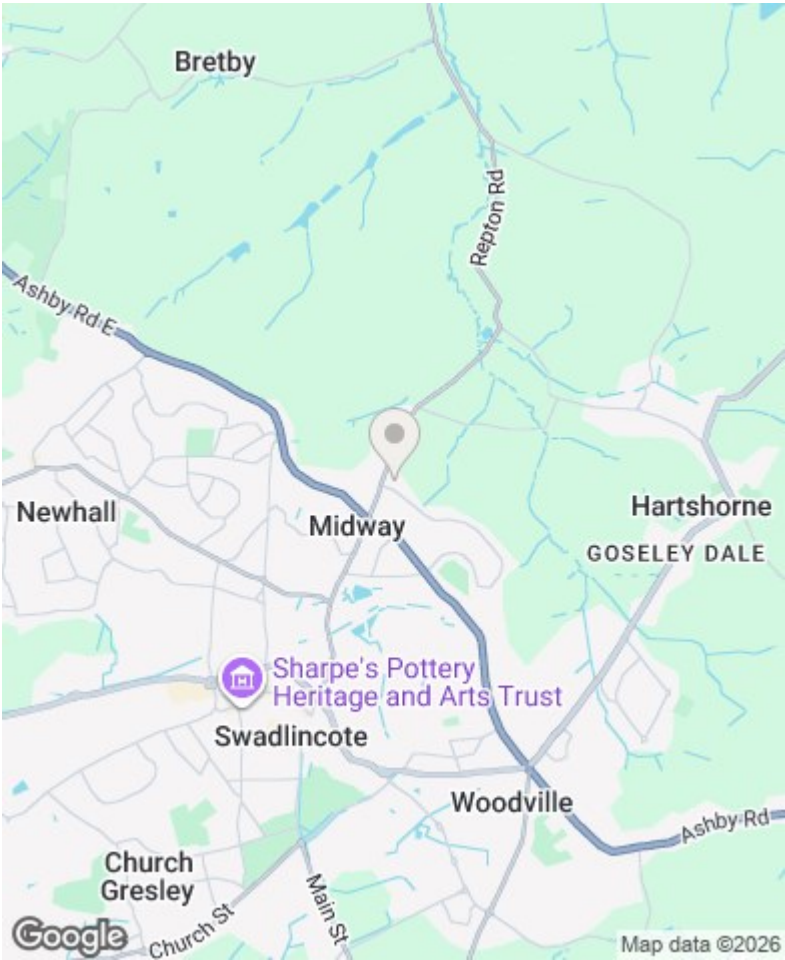
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- NO CHAIN
- Countryside views
- En-Suite bedroom
- Generous plot with well-established gardens
- Driveway and garage providing off-road parking
- Two double bedrooms and extended living space
- Modernised kitchen and bathroom
- Quiet cul-de-sac location in Midway
- Spacious two-bedroom detached bungalow



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