



FOR SALE
hall & benson
02 555945



Somerset Close
Derby



Property Description

Hall and Benson are pleased to bring to market this detached house being sold with no upward chain. The accommodation is split over three storeys and benefits from having ample space for a growing family, as well as benefiting from having solar panels. The ground floor accommodation comprises a kitchen/diner, lounge and cloakroom. To the first floor is two double bedrooms and the family bathroom. The second floor presents two further bedrooms, one of which is the master with an en-suite.

Externally the property offers a detached garage and a rear garden.

The property is conveniently located close to the A38 and Kingsway retail park.

Ground Floor

Entrance Hallway

Accessed via the composite front door, carpeted flooring, one radiator, door to cloakroom.

Kitchen / Diner

13' 3" plus bay x 8' 9" (4.04m plus bay x 2.67m)

Tiled flooring, wall and base units with tiled splashback, integrated electric double oven, fridge-freezer, dishwasher and washing machine above, four ring gas hob with extractor fan above, stainless steel sink and drainer with mixer tap, one radiator, UPVC double glazed bay window to the front elevation.

Lounge

10' 2" max x 8' 9" max (3.10m max x 2.67m max)

Carpeted flooring, one radiator, built in storage cupboard, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation.

Cloakroom

Tiled flooring, WC, sink with mixer tap and tiled splashback, one radiator, UPVC double glazed frosted window to the front elevation.

First Floor

Landing

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation, built in storage cupboard.

Bedroom Three

9' 1" max x 16' 3" (2.77m max x 4.95m)

Carpeted flooring, one radiator, two UPVC double glazed windows to the front elevation.

Bedroom Four

7' 4" x 16' 3" (2.24m x 4.95m)

Carpeted flooring, one radiator, two UPVC double glazed windows to the rear elevation.

Bathroom

Tiled flooring and part tiled walls, bath, WC, wall hung sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the side elevation.

Second Floor

Landing

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation.

Bedroom One

9' 1" x 13' 11" plus wardrobe (2.77m x 4.24m plus wardrobe)

Carpeted flooring, one radiator, two UPVC double glazed windows to the front elevation, built in wardrobe and boiler cupboard.

En-Suite

Tiled flooring, shower cubicle, WC, wall hung sink with mixer tap and tiled splashback, heated towel rail.

Bedroom Two

8' 7" max x 16' 3" max (2.62m max x 4.95m max)

Carpeted flooring, one radiator, UPVC double glazed windows to the side and rear elevations.

Outside

To the front of the property is a paved path with small hedges. To the rear; a lawn, paved patio with path to the pedestrian garage door, wooden gate to the rear to access the driveway.

Garage

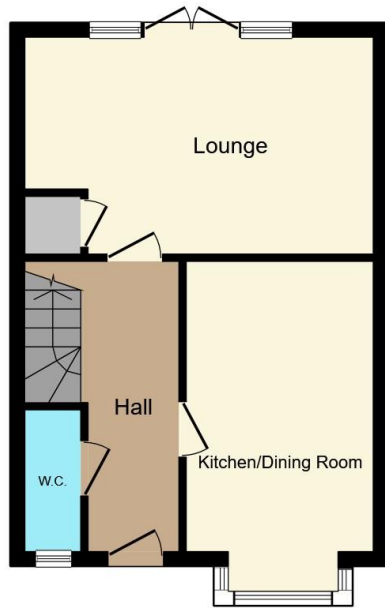
24' 2" x 10' 4" max (7.37m x 3.15m max)

Up and over door to the front elevation, composite pedestrian door to the side elevation, equipped with lighting and electrics.

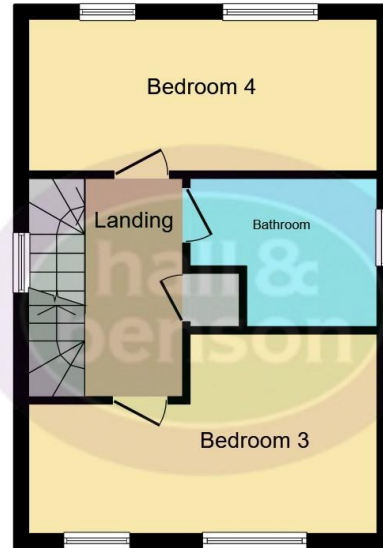




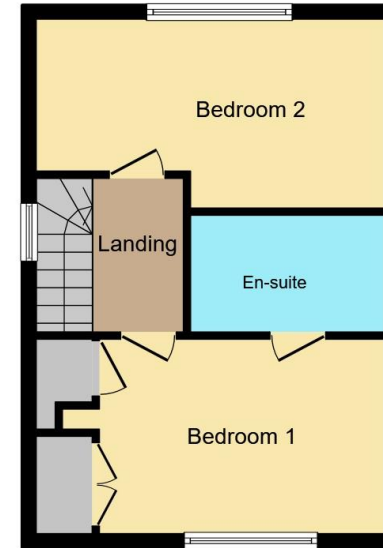




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: B

view this property online hallandbenson.co.uk/Property/ATR101439

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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