



Richmond Park Road
Derby



Property Description

Hall & Benson are delighted to market this exceptionally presented detached home on the sought after street, Richmond Park Road.

The accommodation comprises an open entrance hallway giving access to the cloakroom, lounge with two sets of French doors opening out onto the private, enclosed rear garden, a kitchen/diner with versatile living space and utility room to the rear. The first floor presents the master bedroom with fully tiled en-suite, two further double bedrooms, a single bedroom with fitted wardrobes and the fully tiled bathroom.

Externally the property offers a professionally landscaped, multi-tiered garden which is very well presented and low maintenance. The outhouse is a very versatile space and is currently being utilised as an office/bedroom as it is equipped with heating, electrics and lighting. The garden offers a high level of privacy due to the plot it sits on. There is also a lawn area to the side of the property which offers more potential to extend. There is also a detached garage and driveway belonging to the property.

The location of the property is perfect for families due to it's close proximity to local schools, amenities and transport links. The home doesn't overlook any properties but instead overlooks the school football and hockey pitches so is a highly desirable location for a family to reside.

Ground Floor

Entrance Hallway

Accessed via the composite front door, vinyl flooring, one radiator, under stairs storage cupboard, carpeted staircase leading to the first floor.

Lounge

19' 8" x 10' 7" (5.99m x 3.23m)

Carpeted flooring, two radiators, UPVC double glazed window to the front elevation, two sets of UPVC double glazed French doors to the side elevation leading to the landscaped rear garden.

Kitchen / Diner

22' 7" max x 11' 7" max (6.88m max x 3.53m max)

Tiled flooring, wall and base units with a breakfast bar, integrated electric oven and hob with extractor fan above, integrated dishwasher and fridge-freezer, two radiators, one UPVC double glazed window to the front elevation and two UPVC double glazed windows to the side elevation, door to access the utility room.

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m)

Tiled flooring, base units, integrated washing machine/tumble dryer, composite door to the rear elevation giving access to the rear garden.

Cloakroom

Tiled flooring, WC, hand wash basin, one radiator.

First Floor

Landing

Carpeted flooring, one radiator, built in airing cupboard.

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation, door to access the en-suite.

En-Suite

Tiled flooring and walls, shower cubicle, WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the rear elevation.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

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

Bedroom Three

8' 8" x 8' 11" (2.64m x 2.72m)

Carpeted flooring, one radiator, UPVC double glazed window to the front and side elevations.

Bedroom Four

8' 4" x 7' 1" plus wardrobes (2.54m x 2.16m plus wardrobes)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, built in wardrobes.

Bathroom

Tiled flooring and walls, bath with overhead shower, WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the front elevation.

Outside

The property sits on a generous plot meaning it benefits from having ample external space for potential extension. To one side of the property is a hedge enclosed lawn area offering potential to extend from the kitchen. The rear garden of the property has been professionally landscaped to an exceptionally high standard and offers different levels/areas. The patio is made up of sandstone paving slabs, there is low maintenance artificial lawn and another patio area to the bottom next to the outhouse. There is also a wooden pedestrian gate to access the driveway and detached garage.

Outhouse

7' 8" x 10' 1" (2.34m x 3.07m)

A fully insulated, versatile space comprising laminate flooring, electric heating, UPVC double glazed windows and sliding door to the side elevation. The space has multiple potential uses and is currently being utilised as an office/extra bedroom.

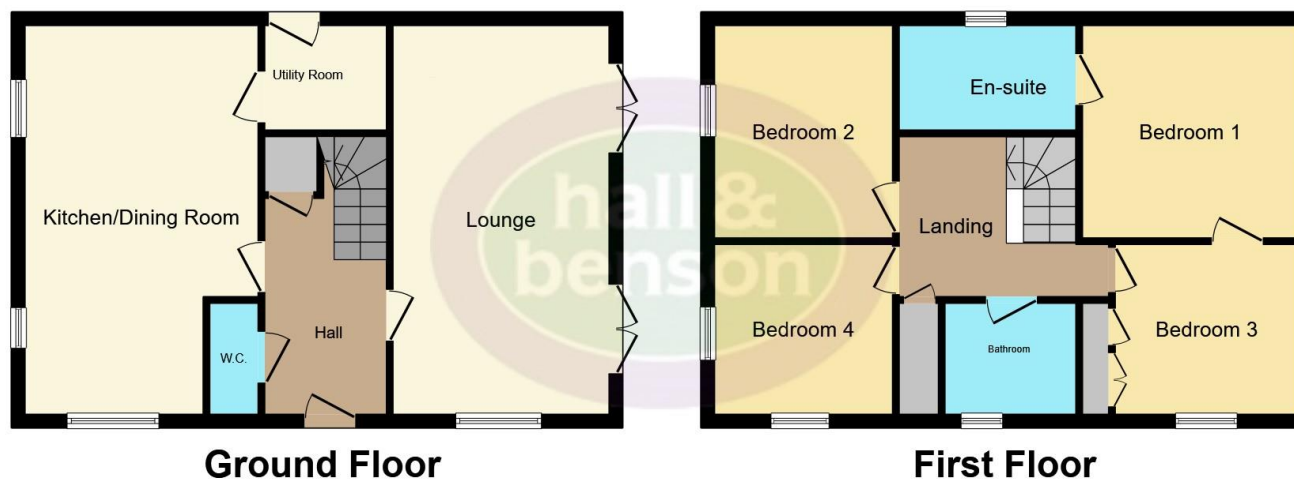
Garage

Up & over door to the front elevation.









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

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: B

Tenure: Freehold

[check out more properties at hallandbenson.co.uk](http://hallandbenson.co.uk)



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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101642 - 0002