



Uttoxeter New Road
Derby



Property Description

Hall and Benson are delighted to market this semi-detached home close to the Royal Derby hospital with versatile living space.

The ground floor accommodation offers a lounge/diner, kitchen and conservatory; as well as a further double bedroom with an ensuite wet room. This has its own external access, as well as internal.

The first floor comprises two double bedrooms, a single bedroom and a bathroom.

Externally, the property offers a double driveway to the front, and a spacious garden to the rear inhabiting a lawn and patio area.

Ground Floor

Entrance Porch

UPVC double glazed frosted double doors to the front elevation.

Hallway

Accessed via the porch through the UPVC double glazed frosted front door, laminate flooring.

Lounge

14' 11" x 10' 10" into recess (4.55m x 3.30m into recess)

Laminate flooring, one radiator, UPVC double glazed windows to the front and rear elevations, electric fire and surround.

Kitchen

9' 10" x 8' 11" max (3.00m x 2.72m max)

Laminate flooring, tiled walls, wall and base units, stainless steel sink and drainer with mixer tap, space for a cooker and fridge-freezer, built in storage cupboard, heated towel rail, window and UPVC double glazed door to the rear elevation.

Conservatory

6' 7" x 9' (2.01m x 2.74m)

Vinyl flooring, base units, space for a washing machine, UPVC double glazed windows and UPVC double glazed door to the side elevation.

Bedroom Four

11' 5" x 10' 4" (3.48m x 3.15m)

Laminate flooring, one radiator, UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation, door to the wet room.

Wet Room

Vinyl flooring, tiled walls, walk in shower, WC, pedestal sink, one radiator, UPVC double glazed frosted window to the rear elevation.

First Floor

Landing

Carpeted flooring, one radiator.

Bedroom One

14' 11" x 10' 10" max (4.55m x 3.30m max)

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

Bedroom Two

11' 5" x 10' 5" max (3.48m x 3.17m max)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, traditional fireplace.

Bedroom Three

9' 10" x 7' (3.00m x 2.13m)

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

Bathroom

Vinyl flooring, tiled walls, bath with overhead shower, WC, vanity sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the rear elevation.

Outside

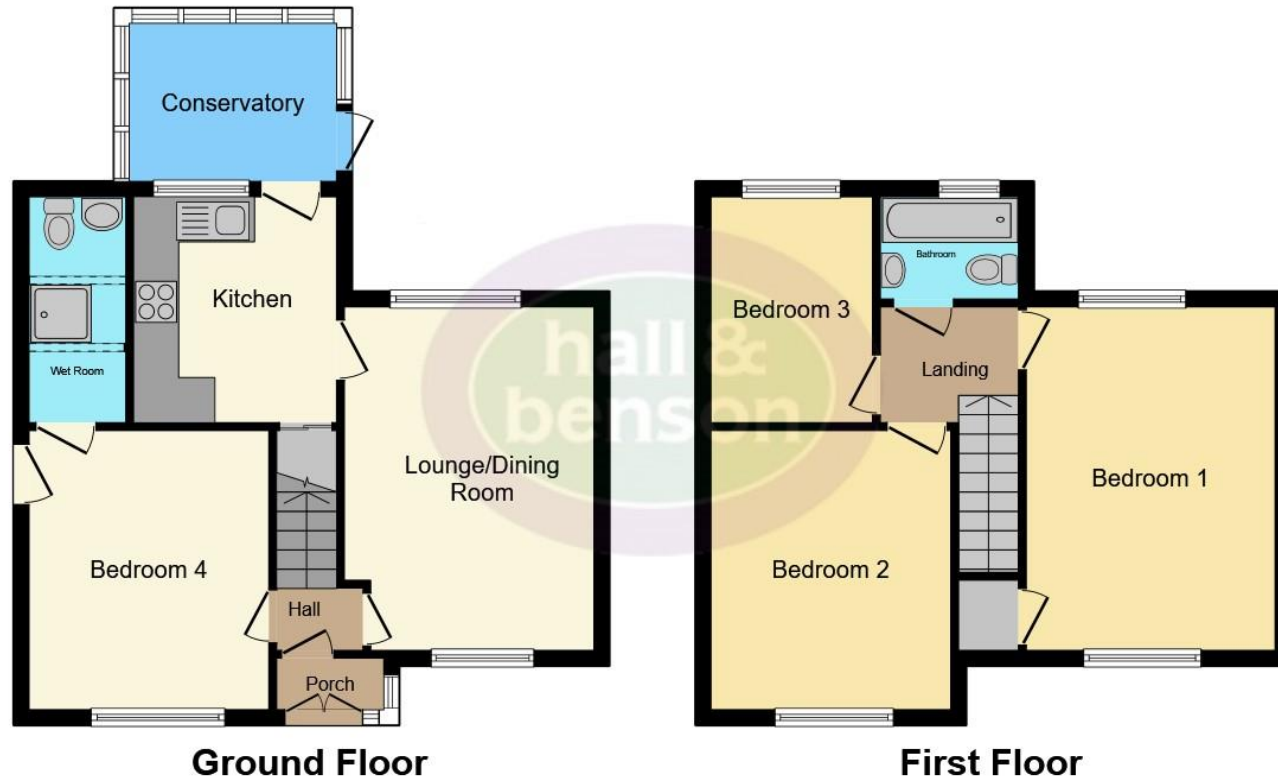
To the front of the property is a driveway with ample parking for at least two vehicles. There is a ramp leading to the door to access bedroom four with hand rails.

To the rear is a spacious garden with patio and lawn, also equipped with ramps and handrails making it mobility accessible.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

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Tenure: Freehold

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