



Merton Drive
Derby



Property Description

We are delighted to market this semi-detached home situated in a popular suburban area of Derby. The accommodation is distributed across three storeys so will be ideal for a growing family.

The ground floor offers a kitchen, lounge, extended dining room and a cloakroom. The second floor presents two double bedrooms, one single bedroom and the family bathroom. The main bedroom is located on the second floor with the en-suite.

The rear garden has been tastefully landscaped and offers a patio area, artificial lawn and wooden gate to access the two allocated parking spaces belonging to the property.

The property requires no work due to being very well maintained by it's current owners.

An early viewing is advised.

Ground Floor

Entrance Hallway

Accessed via the composite front door, tiled flooring, one radiator.

Kitchen

14' 3" plus bay x 9' 2" (4.34m plus bay x 2.79m)

Tiled flooring, wall and base units, sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan above, space for a fridge-freezer, washing machine and dishwasher, one radiator, UPVC

double glazed bay window to the front elevation.

Lounge

11' 7" x 16' 1" (3.53m x 4.90m)

Carpeted flooring, one radiator, open to the extended dining room.

Dining Room

8' 7" x 14' 3" (2.62m x 4.34m)

Laminate flooring, one radiator, large skylight, one radiator, UPVC double glazed bi-fold doors to the rear elevation.

Cloakroom

Tiled flooring, WC, pedestal sink with mixer tap, one radiator, UPVC double glazed frosted window to the side elevation.

First Floor

Landing

Carpeted flooring, access to three bedrooms and the family bathroom.

Bedroom Two

12' 4" max x 9' 2" max (3.76m max x 2.79m max)

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

Bedroom Three

11' 7" plus wardrobes x 9' 2" (3.53m plus wardrobes x 2.79m)

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

Bedroom Four

10' 3" max x 6' 8" mac (3.12m max x 2.03m mac)

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

Bathroom

Tiled flooring, part tiled walls, bath, WC, pedestal sink with mixer tap, one radiator, UPVC double glazed frosted window to the front elevation.

Second Floor

Bedroom One

21' 1" max x 16' 2" max (6.43m max x 4.93m max)

Carpeted flooring, two radiators, Velux to the rear elevation, UPVC double glazed window to the front elevation, built in wardrobes, door to en-suite.

En-Suite

Tiled flooring, shower cubicle, WC, pedestal sink with mixer tap, one radiator, Velux to the rear elevation.

Outside

To the rear of the property is a two-tiered garden, offering a raised patio area, steps down to another patio and artificial lawn area. There is a wooden pedestrian gate to the rear which gives direct access to the two allocated car parking spaces for the property.









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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Awaiting Photograph

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EPC Rating: Awaited

Tenure: Freehold

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