



Higgins Road
Derby

Higgins Road
Derby DE24 8YG

for sale offers over
£280,000



Property Description

Well-Presented Four-Bedroom Semi-Detached Home on Higgins Road, Derby

Located in a sought-after residential area, this well-presented four-bedroom semi-detached property on Higgins Road, Derby, offers modern living with excellent local amenities and transport links. The property features a spacious lounge, perfect for relaxation, and a stylish kitchen/diner, ideal for family meals and entertaining. A convenient ground-floor WC adds to the practicality of the home. Upstairs, the four well-proportioned bedrooms include a master with its own en-suite, while a modern family bathroom serves the remaining bedrooms. Externally, the property benefits from a driveway providing off-road parking at the front and a private rear garden, perfect for outdoor enjoyment. Situated in a popular area of Derby, the property is within easy reach of local shops, supermarkets, and well-regarded schools, making it an excellent choice for families. There are also nearby parks and green spaces, ideal for leisure and recreation. Commuters will appreciate the excellent transport connections, with easy access to major roads such as the A52 and A38, linking to the M1 for travel further afield. Derby city centre is just a short drive away, offering a wider range of shopping, dining, and entertainment options. Public transport is well-served by local bus routes, and Derby Railway Station provides direct services to major cities. Viewing is highly recommended!

Entrance Hallway

Ground Floor W/C

Kitchen/Diner

10' 7" x 18' 2" (3.23m x 5.54m)

Lounge

16' 6" x 10' 9" (5.03m x 3.28m)

First Floor Landing

Bedroom One

12' 5" x 9' (3.78m x 2.74m)

En-Suite

Bedroom Two

10' 5" x 9' (3.17m x 2.74m)

Bedroom Three

6' 9" x 8' 8" (2.06m x 2.64m)

Bedroom Four

6' 5" x 8' 8" (1.96m x 2.64m)

Family Bathroom

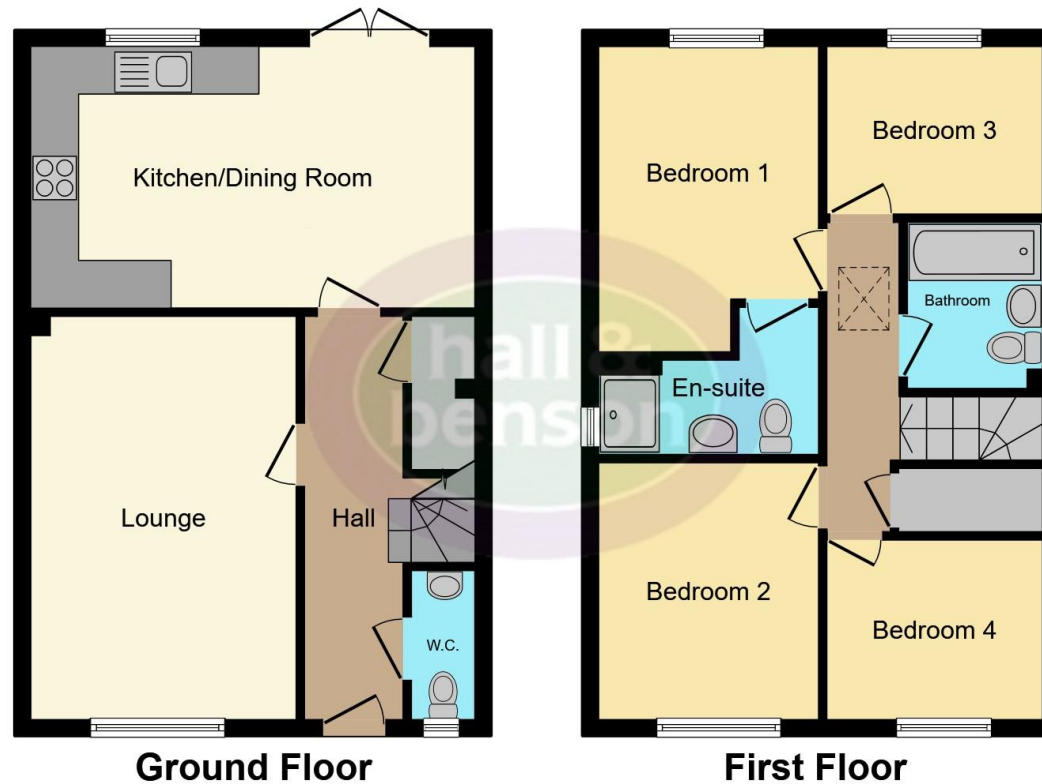
Exterior

Driveway and rear garden.









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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EPC Rating: B Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: ATR102180 - 0008