



Newark Road  
Derby



Newark Road  
Derby DE21 4DJ

for sale offers over  
**£165,000**



## Property Description

Nestled in the popular and well-connected area of Breadsall Hilltop, Newark Road is a charming three-bedroom semi-detached home that offers space, comfort, and convenience. The property boasts a bright and modern kitchen a separate dining room, making it perfect for entertaining or family living. With two spacious double bedrooms, a versatile third bedroom, and a well-sized garden, this home caters well to both growing families and those seeking additional space.

Offered with no onward chain, this is a fantastic opportunity to acquire a move-in-ready home in a desirable residential area with easy access to Derby, local amenities, and transport links.

## Entrance

Welcoming entryway with stairs leading to the first floor.

## Lounge

Well -lit living room, ideal for relaxing, with front aspect window and neutral decor. 3'2 M + BAY X 4'4 M.

## Kitchen

A standout feature of the home-this large open-plan space offers a modern fitted kitchen with ample worktop and storage

space, integrated appliances, serving hatch to Dining Room and room for a family dining table. 3'6M X 3'1 + RECESS

## Dining Room

Spacious Dining area 2'7M X 3'0M

## Bedroom One

Double bedroom inclusive of wardrobes with ample space for additional furnishings, overlooking the rear of the property 2'6 + fitted wardrobesS X 4'0 + recess.

## Bedroom Two

Another well-proportioned double bedroom, ideal as a guest room or children's room 3'4M X 3'1 M

## Bedroom Three

A good-sized third bedroom, perfect for a nursery, home office, or single room. 2'9m into recess X 2'2m into recess

## Bathroom

A family bathroom with three-piece suite including bath with shower over, WC, and wash basin.

## Garden

A good-sized and enclosed rear garden, mainly laid to lawn with a patio area-ideal for summer barbecues and outdoor enjoyment.



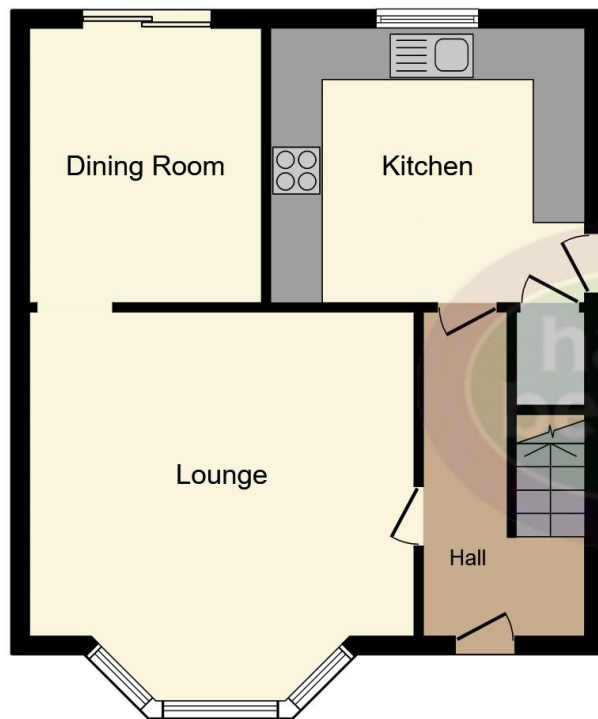




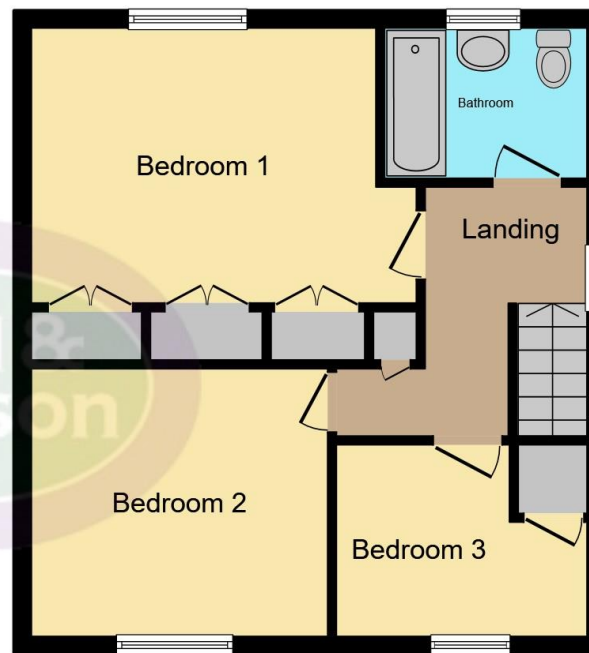








**Ground Floor**



**First Floor**

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EPC Rating: E Council Tax  
 Band: A

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Tenure: Freehold



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