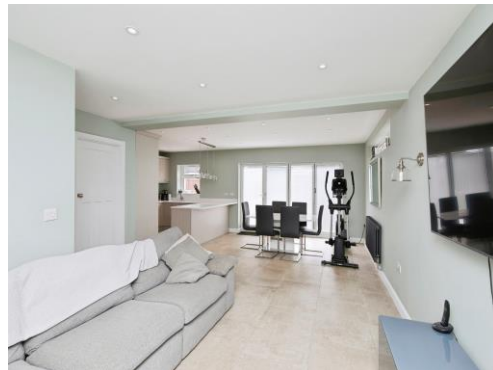




Laburnum Grove  
Kingsway Derby





## Property Description

Hall and Benson are pleased to market this spaciously modern four bedroom detached characterful family home which has gone through extensive modernisation as well as extensions. Laburnum Grove is in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief this beautiful property comprises of; Spacious entrance hallway with stairs leading to the first floor and doors to the lower living area which includes, Lounge, Kitchen dining area to the rear and door to the downstairs shower room, an additional study. To the first floor there are four double bedrooms with bedrooms one and two benefiting from en-suites and a family bathroom. Out side the property stands proudly back from the road with a newly laid driveway allowing ample off road parking and access to the store room from an electric garage door. To the rear there is a spacious garden with paving from the kitchen dining area and path leading to the rear garden where you will find an additional brick built outbuilding. To truly appreciate what this home has to offer call our team today and book your exclusive viewing.

## Entrance Hallway

Accessed via composite entrance door leading into the hallway with stairs off to the first floor, tiled flooring, tall column radiator, understairs storage and doors off to:-

## Study/ Office/ Bedroom 5

10' 3" x 11' ( 3.12m x 3.35m )

Currently being used as a home gym with carpet flooring, a radiator, PVC double glazed window to the front elevation and a picture rail.

## Kitchen/ Living/ Diner

Irregular Shaped Room 25' x 22' 9" ( 7.62m x 6.93m )

## Kitchen Area

Having a range of matching wall and base units with complimentary work surfaces over and upstands, inset sink with mixer tap over, space for a range cooker with extractor hood over, splashback to the cooking area, integrated fridge freezer, PVC double glazed window to the rear elevation, breakfast bar area with feature lighting. tiled flooring and spot lights.

## Living/ Dining Area

Having a continuation of the tiled flooring, two tall column radiators, a further column radiator, spot lights, two walls lights, double glazed window to the side, PVC double glazed bi-fold doors to the rear leading out to the garden and door leading into the utility room.

## Utility Room

8' 7" x 5' 5" ( 2.62m x 1.65m )

Having tall unit and base unit with work surface over, inset stainless steel sink with mixer tap over, tiled splashbacks, plumbing and space for washing machine and tumble dryer, extractor, tiled flooring and a radiator,

## Shower Room

Having a three piece suite comprising of walk-in shower with mains fed chrome shower over, W.C and wash hand basin built into vanity unit with storage beneath, tiled flooring, partly tiled walls, heated towel rail and extractor.

## First Floor Landing

Having carpet flooring, spot lights, tall column radiator, loft access and doors off to:-

## Dressing Room

10' 3" x 5' 8" ( 3.12m x 1.73m )

Having carpet flooring, fitted dressing table with drawers, door to the the en suite and open access to the bedroom.

## Bedroom One

12' x 13' 4" ( 3.66m x 4.06m )

Having a continuation of the carpet flooring, range of fitted furniture including double wardrobes, drawers and overhead cupboards, a radiator and PVC double glazed window to the rear elevation.

## En Suite

Having a four piece suite comprising of a mains fed walk-in shower with built-in shelving, a bath, concealed W.C and vanity wash hand basin with mixer tap over, partly tiled walls, tiled flooring, heated towel rail and extractor.

## Bedroom Two

10' 7" x 12' 4" ( 3.23m x 3.76m )

Having PVC double glazed window to the rear elevation, carpet flooring, a radiator and door to the en suite.

## En Suite

Having a three piece suite comprising of a corner glazed shower cubicle with mains fed shower, wall mounted vanity wash hand basin with mixer tap over and W.C, fully tiled walls and flooring and extractor.

## Bedroom Three

10' 2" x 11' ( 3.10m x 3.35m )

Having PVC double glazed window to the front elevation, carpet flooring and a radiator.

## Bedroom Four

Irregular Shaped Room 12' 5" x 7' 5" ( 3.78m x 2.26m )

Having two PVC double glazed windows to the front elevation, carpet flooring and a radiator.

## Bathroom

Having a four piece suite comprising of a walk-in shower with mains fed shower and built-in shelf, free-standing bath with mixer tap and built-in shelf, low level W.C and wall mounted vanity wash hand basin with mixer tap over, fully tiled walls, tiled flooring, heated towel rail, spot lighting and PVC double glazed obscured window to the side elevation.

## Outside

To the front of the property is a tarmacked driveway providing ample off road parking with access to the integral store and side access leading to the rear.

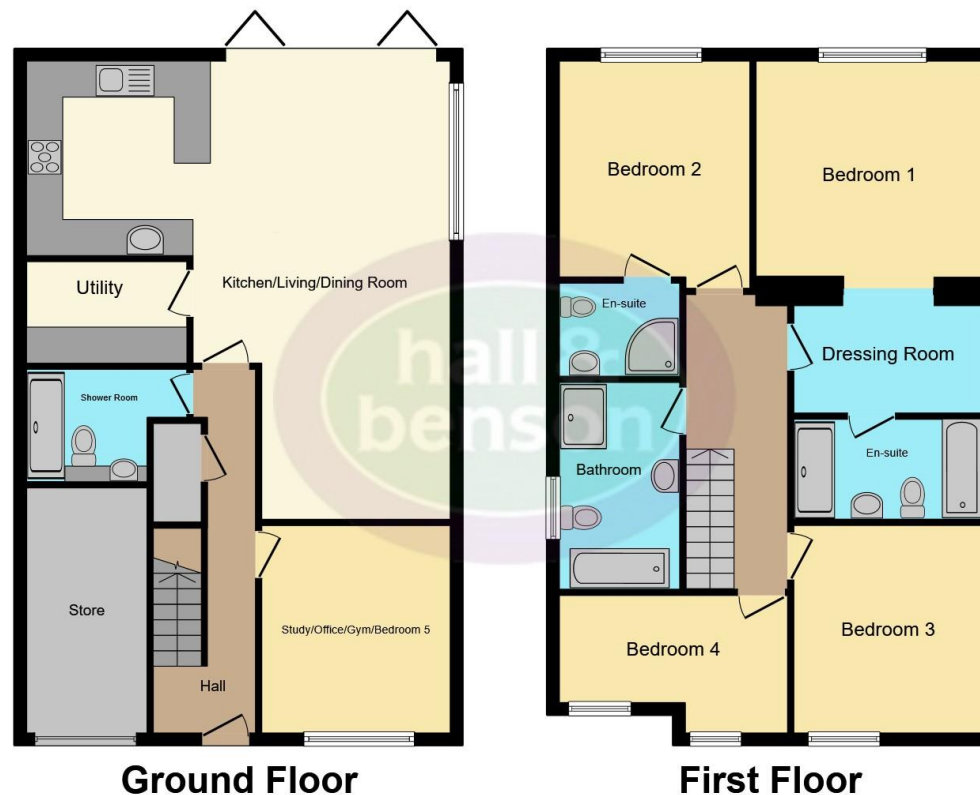












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

EPC Rating: F Council Tax  
 Band: B

**view this property online [hallandbenson.co.uk/Property/ATR102308](http://hallandbenson.co.uk/Property/ATR102308)**

Tenure: Freehold



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](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR102308 - 0003