



Wembley Gardens
Derby



Property Description

Situated of the private cul de sac of Wembley Gardens this three bedroomed semi detached property is an idealistic family home or first time buyers home. The property is in close proximity to a wide range of local amenities such as; shops, schools, bus routes and major road links. In brief the property comprises of; an Entrance Hallway, Lounge, Office, Kitchen, Downstairs Wc, Landing, three well proportioned bedrooms and a family bathroom. To the front garden the property benefits from off street parking and to the rear a private enclosed garden. Call our team to book your viewing today!

Entrance Hallway

Accessed via entrance door leading into the hallway with stairs off the first floor, double glazed window to the front and doors off to:-

Downstairs W.C

Having concealed flush W.C, vanity wash hand basin with mixer tap over, laminate flooring, partly tiled walls and double glazed window to the front elevation.

Kitchen

10' 4" x 10' 1" (3.15m x 3.07m)

Having matching wall and base units with work surfaces over, inset sink and drainer with mixer tap over, partly tiled walls, integrated electric oven with induction hob and cooker hood over, door to pantry, UPVC double glazed window to the rear elevation

and UPVC door to the side leading to the rear garden

Lounge

13' 9" x 17' 1" plus bay windows (4.19m x 5.21m plus bay windows)

Having carpet flooring, a radiator, double glazed bay window to the front elevation and sliding patio doors to the rear leading into the conservatory.

Conservatory

13' x 9' 9" (3.96m x 2.97m)

Having laminate flooring, a radiator, double glazed windows, double glazed double opening doors leading out to the garden and door to the office.

Office

Currently being used as a hobby room with carpet flooring.

First Floor Landing

Having doors off to the bedrooms and shower room.

Bedroom One

10' 7" x 10' 2" (3.23m x 3.10m)

Having carpet flooring, a radiator, double glazed window to the rear elevation and fitted wardrobes.

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Having carpet flooring, a radiator and double glazed window to the rear elevation

Bedroom Three

6' 9" x 10' 2" (2.06m x 3.10m)

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

Shower Room

Having a corner glazed shower cubicle, W.C, wash hand basin, fully tiled walls, laminate flooring and obscured double glazed window to the side elevation.

Outside

To the front of the property is a tarmacked driveway providing off road parking with gravelled area, access to the gate and gated side access to the rear.

To the rear the garden is beautifully presented with a paved patio area, laid lawn section, gravelled borders for potted plants and fenced boundaries.

Garage

Having up and over door with power, lighting, door to the side and double glazed window 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

To view this property please contact Hall & Benson on

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

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: Council Tax
 Awaited Band: A

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Tenure: Freehold



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