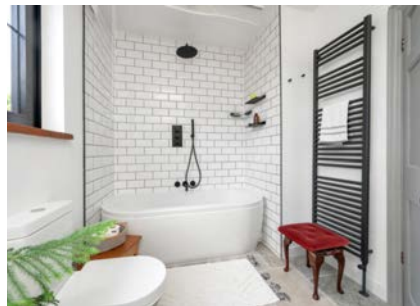




377 Derby Road
Nottingham | NG7 2EB

FINE & COUNTRY



Step inside

377 Derby Road

DESCRIPTION

377 Derby Road is a superb detached family home which under the guidance of the current owners has been beautifully renovated and extended with contemporary flair. The property seamlessly blends traditional elements from the era of construction alongside more contemporary and striking design. The renovation has also implemented energy efficient elements including an air source heat pump and solar panels. The property is set nicely back from Derby Road with a sweeping driveway providing ample off road parking and leading to the front door.

The property is well located for the regions commercial and retail centres. Nottingham city centre is 3 miles away and both QMC Hospital and the University of Nottingham are within walking distance.

GROUND FLOOR ACCOMMODATION

The property is accessed via a striking glazed entrance which in turn leads to the original entrance hallway providing an immediate indication as to the calibre of this home. To the front of the property there is a superb sitting room with log burner and the rear of the property is entirely dedicated to a stunning living kitchen with bespoke wall and base mounted units arranged via a large central island. The kitchen showcases some striking features including a copper sink and parquet flooring, opening into a vaulted glazed garden room to the rear and dining area to the side. It creates the perfect place for

modern day family living. Also on the ground floor is a generous utility room and guest cloakroom.

FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a central landing provides access to four bedrooms all of which share the use of a high quality recently refitted bathroom.

OUTSIDE

The property enjoys a large mature plot with landscaped gardens to the rear providing a wonderful space for relaxation or entertaining. The gardens showcase level lawns and heavily stocked borders providing seasonal colour. There are further garden areas to the front which provide a high degree of privacy. The property also has the benefit of extensive detached garaging.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage are understood to be connected. Central heating is via an air source heat pump. The property also has the benefit of solar panels.

VIEWINGS

By appointment with Fine & Country Nottingham.

377 Derby Road, Nottingham
Approximate Gross Internal Area = 190 sq.m/2045 sq.ft

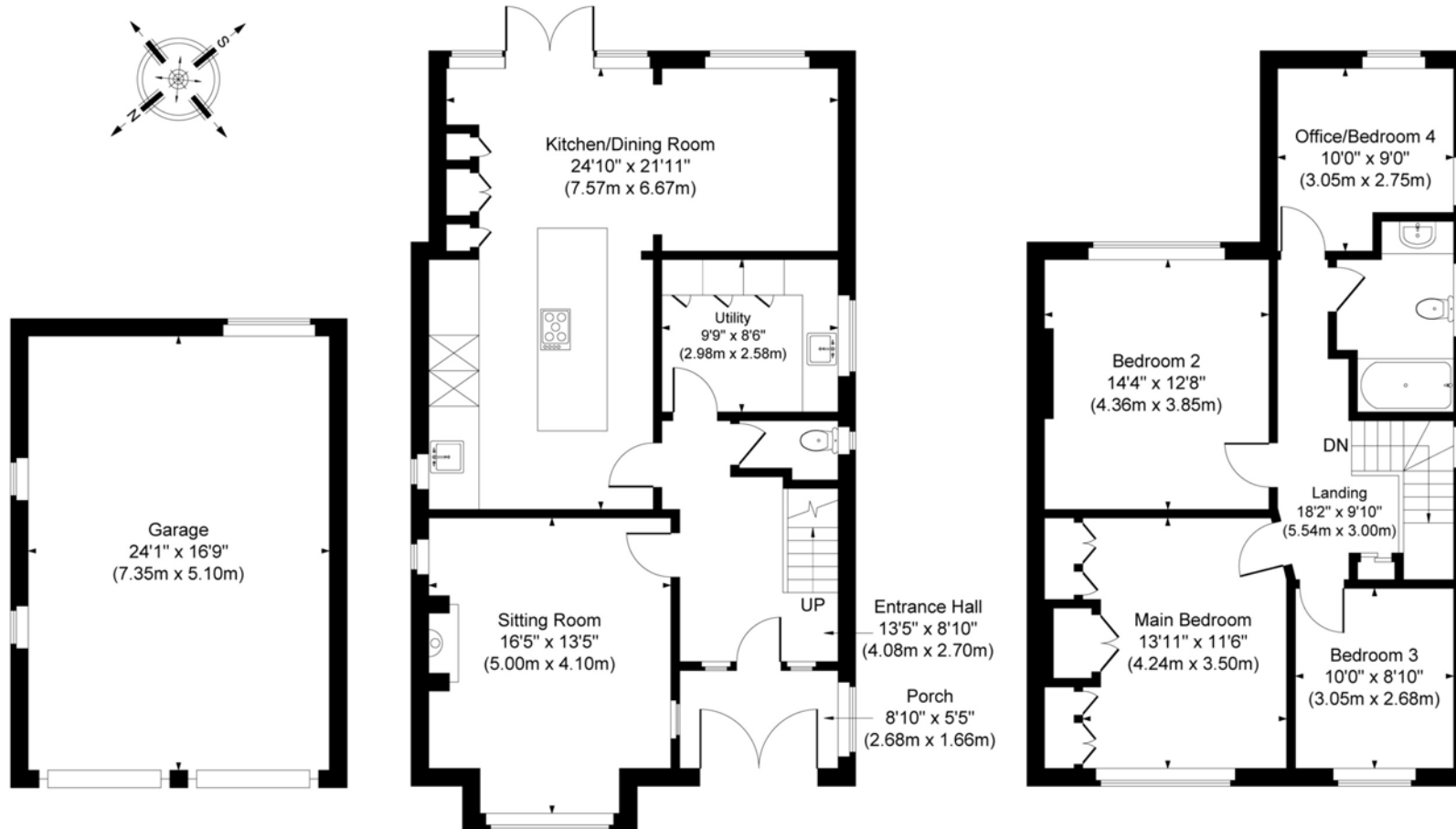
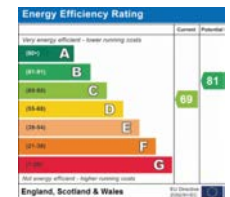


Illustration for identification purposes only, measurements are approximate, not to scale.
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