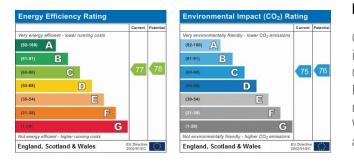
Hannells A Moving Experience

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Directions

On entering Alvaston from Raynesway turn right at the first traffic island into London Road and proceed towards Derby City Centre. On reaching the traffic island turn right towards Pride Park then take the first right into the City Point development. On reaching the mini traffic island continue straight ahead into Pacific Way where the subject property can be found on the right hand side as identified by a Hannells For Sale board.



Viewings Strictly By Appointment Only



View this property Get in touch and one of our expert agents will arrange to give you a full tour of this superb property www.hannells.co.uk enquiries@hannells.co.uk Registered number: 4865503

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

84 Pacific Way, City Point, DE24 1AA | Freehold O.I.E.O £180,000

Modern and spacious semi detached home with three bedrooms and additional bedroom four/study, located on the popular City Point development. Two reception rooms, fitted kitchen master en-suite, family bathroom, driveway, garage and good sized garden. Call now to arrange your viewing!

- SPACIOUS SEMI DETACHED HOME
- THREE BEDROOMS AND ADDITIONAL BEDROOM FOUR/STUDY
- LOUNGE, DINING ROOM AND FITTED KITCHEN
- DRIVEWAY, GARDENS AND GARAGE
- EPC RATING BAND TBC

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor





Our View

Hannells are delighted to offer for sale this modern, spacious semi detached property located on the popular City Point development near Pride Park. The property benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance hall, cloakroom with W.C, spacious lounge with feature bay window, dining room, fitted kitchen, three good sized first floor bedrooms and a fourth bedroom/study, master en-suite shower room and a fitted bathroom. To the side of the property is a driveway providing off road parking and giving access to a detached garage. To the rear is a good sized enclosed garden with patio and lawn.





Entrance Hall:

Having a double glazed door to the front elevation, radiator and stairs off to the first floor.

Lounge: 17' 10" x 10' 10" (5.43m x 3.30m)

Having a uPVC double glazed bay window to the front elevation, uPVC double glazed French doors to the rear elevation, television point, telephone point and two radiators.

Cloakroom:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, tiled splash backs and a radiator.

Dining Room: 11' 3" x 7' 10" (3.43m x 2.39m) Max Excluding Bay

Having a uPVC double glazed bay window to the front elevation and a radiator.

Kitchen: 13' 1" x 9' 4" (3.98m x 2.84m) Max

Having a uPVC double glazed window and double door to the rear elevation, a range of wall, base and drawer units, roll edge laminate work tops with matching up stands, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, radiator, cupboard housing a central heating boiler and a built in store cupboard.

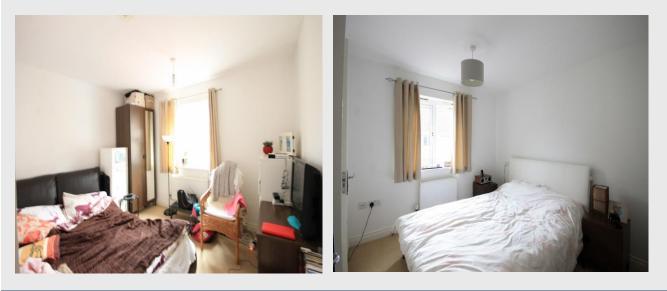
First Floor Landing:

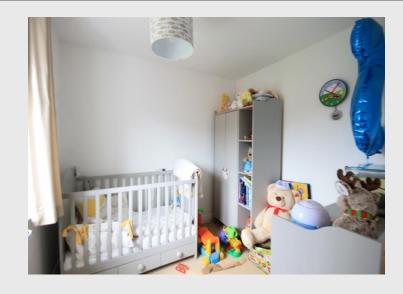
Having a uPVC double glazed window to the rear elevation.

Bedroom One: 12' 4" x 11' 0" (3.76m x 3.35m) Max

Having a uPVC double glazed window to the front elevation and a radiator.

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En-Suite:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, tiled splash backs, fully tiled shower cubicle with direct shower, radiator and extractor.

Bedroom Two: 11' 1" x 9' 4" (3.38m x 2.84m) Max

Having a uPVC double glazed window to the front elevation, radiator and a built in airing cupboard housing a hot water cylinder.

Bedroom Three: 8' 2" x 7' 8" (2.49m x 2.34m)

Having a uPVC double glazed window to the rear elevation and a radiator.

Bedroom Four/Study: 9' 4" x 6' 9" (2.84m x 2.06m) Min

Having a uPVC double glazed window to the front elevation and a radiator.

Bathroom:

Having a uPVC double glazed and obscured window to the rear elevation, pedestal hand wash basin, low level W.C, panel sided bath with mixer tap and shower head attachment, tiled splash backs, radiator, shaver point and extractor.

Outside:

To the side of the property is a driveway providing off road parking and giving access to a detached garage. To the rear is a good sized enclosed garden with patio and lawn.



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