



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

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

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



Part of the Hannells Group, winners of an International Property Award 2014 - 2015
Derby Telegraph Business Awards Finalists 2014
Derby Telegraph Business Awards Winner 2014-2015
United Kingdom Property Awards Winner 2014-2015

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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.

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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