



# HOPKINS & DAINTY

ESTATE AGENTS



**Tuphall Close, Derby, DE73 6WN**

**£225,000**

**\*\*OPEN 7 DAYS A WEEK\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this spacious three bedroom semi-detached property occupying a corner plot at the head of a cul de sac within the ever popular location of Chellaston and coming to the market with NO UPWARD CHAIN. Benefitting from gas central heating and double glazing the accommodation has to offer: entrance hall, downstairs W.C., lounge with bay window, kitchen/diner and a large conservatory overlooking the rear garden. To the first floor there are three bedrooms and a bathroom. Outside there is a small garden to the front, a generous rear/side garden and a GARAGE WITH DRIVEWAY. Viewing is highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.



### Entrance Hall

With window to the front, radiator, door to:

### Downstairs W.C

With wall mounted wash hand basin and tiled splashback, W.C., radiator, window to the side.

### Lounge 16'2 max x 14'8 max (4.93m max x 4.47m max)



With bay window to the front, two radiators, stairs off to the first floor, fireplace with inset electric fire.

### Kitchen/diner 14'8 x 8'6 (4.47m x 2.59m)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset sink unit and drainer, fitted electric oven with a gas hob and extractor over, appliance space for washing machine and fridge/freezer, useful understairs storage cupboard, window to the rear, sliding patio door to:

### Conservatory 11'9 x 8'11 (3.58m x 2.72m)



Of UPVC construction upon a brick dwarf wall, double opening French doors to the side leading onto the rear garden, ceramic tiled flooring.

### The first floor

With cupboard housing the gas central heating boiler.

### Bedroom One 13'4 max x 8'1 (4.06m max x 2.46m)



With a double built in wardrobe, radiator, window to the front.



### Bedroom Two 11'2 max x 8'1 (3.40m max x 2.46m)



With a window to the rear, radiator.

### Bedroom Three 10'1 x 6'5 (3.07m x 1.96m)



With a window to the front, radiator.

### Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls, tiled flooring, window to the rear, heated towel rail.

### Outside



The property has a small lawned garden to the front with a small planted border under the bay window. Gated side access leads to the side and rear garden which has lawn, timber decking and planted borders.

### Garage



To the rear of the property there is a garage which has up and over door, power, light and rear service door accessed from the garden. There is parking in front of the garage.

### Important Information

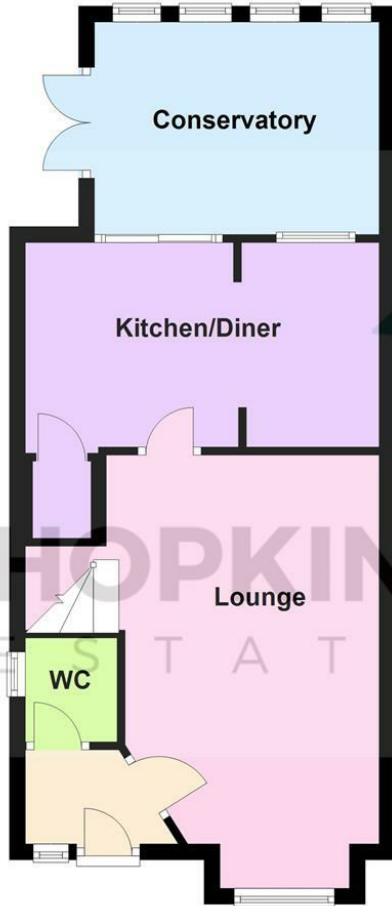
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract

and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



## First Floor

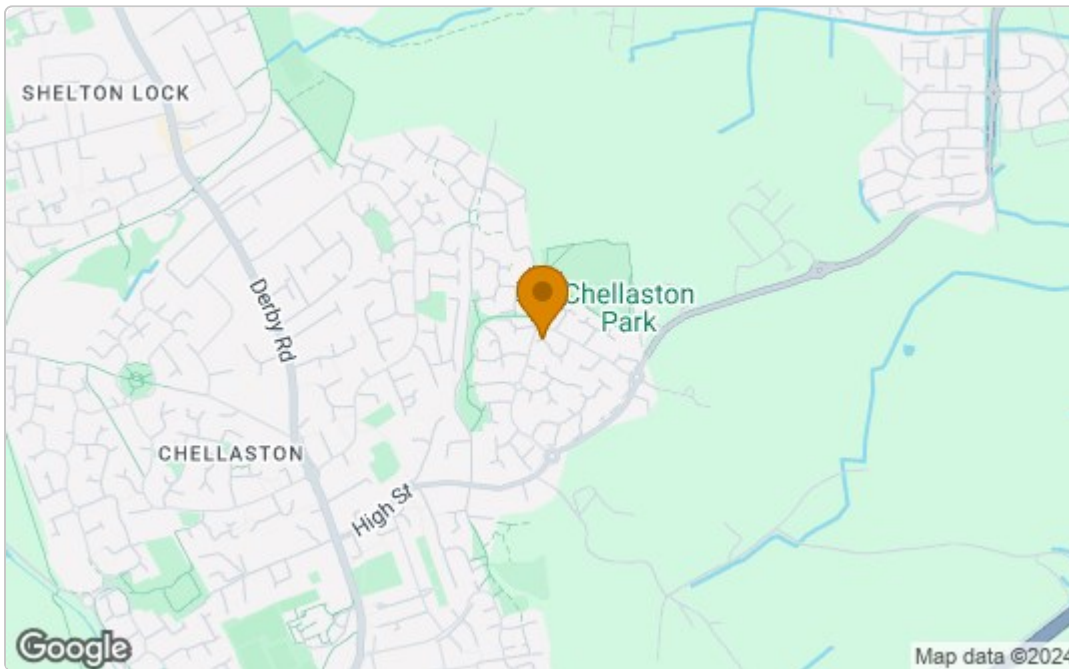
Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.