



HOPKINS & DAINTY

ESTATE AGENTS



Farrier Gardens, Derby, DE23 3XR

Offers in the region of £479,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this spacious, four bedroom detached home. Set in an enviable position, tucked away at the end of a cul-de-sac. With a DOUBLE GARAGE, ample off road parking and a pleasant south facing rear garden. Benefiting from falling within the noted Littlelover Community School catchment area, on this popular residential estate. Convenient for access to the Ring Road, A38 (and nearby A50) as well as The Royal Derby Hospital and city centre.

The accommodation comprises: entrance hallway, lounge, separate dining room, useful home study or second sitting room; fitted breakfast/kitchen room, utility room and a guest WC. On the first floor, there are four double bedrooms, the master having fitted wardrobes and an En-Suite shower room. The main bathroom has a three piece suite including an over bath shower. The property has gas central heating and double glazing. Front driveway parking, the detached double garage, a useful side storage area with a garden shed and a pleasant south facing rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Hallway



Accessed via a leaded light double glazed entrance door, with side panels. Stairs rising to the first floor with a cupboard under, radiator, coving to the ceiling and doors leading off.

Lounge 15'0" x 10'9" (4.59 x 3.30)



Spacious sitting room with a feature fireplace housing a coal effect gas fire. Radiator, coving to the ceiling and a double glazed front window. Double doors open to:

Dining Room 10'9" x 8'10" (3.30 x 2.71)



Formal dining room with a radiator, coving to the ceiling and double glazed sliding patio doors opening onto the rear garden. Door to:

Breakfast Kitchen Room 13'10" x 8'10" (4.24 x 2.70)



Fitted with a range of base and wall units; with a breakfast bar, work surface areas and an inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in double electric oven, five ring gas hob and cooker hood over; along with an integrated dishwasher. Tiled flooring, a radiator, double glazed rear window and door to:

Utility Room 7'4" x 5'0" (2.25 x 1.54)



Useful utility room with fitted storage cupboards and a worktop. Inset one and a quarter sink and drainer, with a mixer tap and tiled splashbacks. There is space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, a radiator, extractor vent, wall mounted gas boiler and a double glazed side access door.

Study 7'5" x 6'2" (2.27 x 1.89)



Versatile home study or second sitting room. With a radiator and double glazed front window.

Guest WC



Two piece suite comprising WC and wash hand basin. Laminate flooring, radiator and a double glazed side window.

First Floor Landing

With access to the loft space, an over stairs airing cupboard with the hot water cylinder and doors leading off.

Master Bedroom 12'9" x 11'0" (+wardrobes) (3.91 x 3.36 (+wardrobes))



With a range of built in floor to ceiling wardrobes. A radiator, double glazed front window and door to:

En-Suite Shower Room 6'5" x 6'3" > 4'9" (1.98 x 1.93 > 1.46)

Three piece suite comprising shower, vanity wash hand basin and WC. With tiled flooring and splashbacks, a radiator, extractor vent and double glazed front window.

Bedroom 2 11'5" x 9'9" overall (3.48 x 2.98 overall)



Double bedroom with a radiator and double glazed rear window.

Bedroom 3 9'6" x 7'8" (2.91 x 2.36)



Third double bedroom with a radiator and double glazed rear window overlooking the garden.

Bedroom 4 9'9" x 7'3" (2.99 x 2.22)



Fourth double bedroom with a radiator and double glazed front window.

Bathroom 7'3" x 9'4" (2.23 x 2.87)



Three piece suite comprising bath with a shower over and screen; pedestal wash hand basin and WC. Tiled splashbacks, laminate flooring, heated towel rail, ceiling spotlights, an extractor vent and double glazed rear window.

Front/Approach

Located at the end of the cul-de-sac, with a generous front driveway providing ample off road parking. Access to the double garage, entrance door (with outside lighting and a storm canopy) and gated side entry to side/rear garden.

Double Garage 17'8" x 17'4" max. (5.40 x 5.30 max.)



With an up and over door, electric light and power connected, roof storage space and a double glazed side access door.

Side Storage Area

To the side of the property there is a useful storage area with a garden shared. Outside lighting and gated access to the rear garden.

Rear Garden



Pleasant South facing rear garden. With a central lawn, patio seating area, outside tap and lighting and fencing to the boundary.

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. 54.0 sq. metres (581.6 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.4 sq. feet)



Total area: approx. 105.8 sq. metres (1138.9 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		<div style="border: 2px solid green; border-radius: 10px; padding: 5px; display: inline-block;">84</div>
(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 & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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