



# HOPKINS & DAINTY

ESTATE AGENTS



## Vestry Road, Derby, DE21 2BN

**£399,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this very well presented and EXTENDED, four bedroom detached family home. Set at the end of this established cul-de-sac with a double detached garage, ample off road parking and a delightful rear garden.

The spacious living accommodation comprises: Stunning reception hallway, a fantastic open plan kitchen/dining area with a range of integral appliances. A good size family sitting room with feature fireplace; double glazed rear conservatory (with underfloor heating), a useful home study and ground floor WC.

On the first floor there are four good sized bedrooms and a stylish bathroom which has a three piece suite including an over bath shower. The property has gas central heating off a combination boiler and double glazing. To the rear there is a delightful lawn and patio garden with a covered seating rear and games room/bar.

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.

**Reception Hallway 12'3" x 10'5" (overall) (3.75 x 3.18 (overall))**



Accessed via a double glazed front door with matching side panels; providing a welcoming feel to this lovely home. Built in 2021/22 with a feature vaulted ceiling and two Velux roof lights. Two designer radiators, laminate flooring, ceiling spotlights and a fitted cloaks cupboard. An internal door leads to the garage and there is an opening to:

**Inner Hall**

With a double glazed front window, stairs rising to the first floor and a door to:

**Kitchen/Diner/Family Room**



One of the main features of this stunning home has to be the extended kitchen/dining room. Providing a fantastic space ideal for families and entertaining.

**Kitchen Area 21'6" x 8'9" (6.56 x 2.68)**



The kitchen area has a range of base and wall units with lighting and work surfaces with an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, hob and hood along with an integral dishwasher and fridge/freezer. A matching central island with storage cupboards and a breakfast bar. Two radiators, a double glazed front window, under stairs storage cupboard and double glazed rear window overlooking the garden.

**Dining Area 12'4" x 5'5" (3.78 x 1.66)**



Extended (c. 2017) dining area with laminate flooring, a double glazed front window and Velux rooflight. Door to the study.

### Study 8'8" x 5'5" (2.65 x 1.66)



Home study with laminate flooring. Please note there is no radiator in this room.

### Rear Hall

With tiled flooring, a double glazed door to the rear garden, ceiling spotlights and doors leading off.

### Lounge 17'3" x 10'10" (5.28 x 3.31)



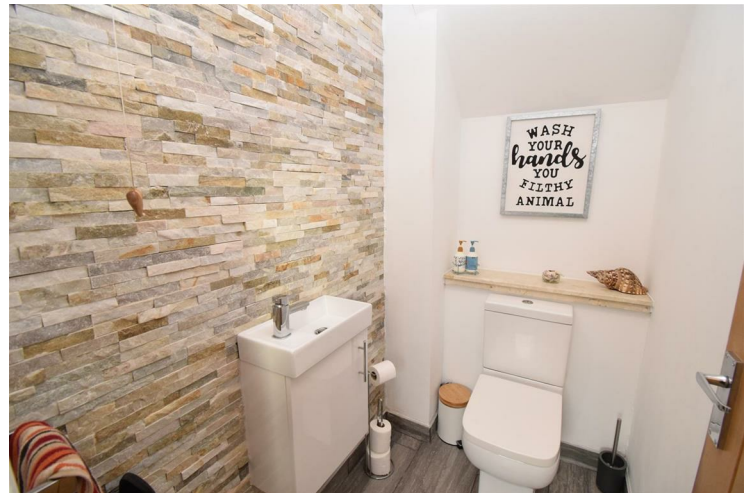
Fantastic family lounge with a display/media wall incorporating a feature fireplace and an electric fire. Radiator, coving to the ceiling with spotlights and double glazed French doors opening into the conservatory.

### Conservatory 9'2" x 8'2" (2.80 x 2.50)



Double glazed conservatory overlooking the garden. With an insulated roof, laminate flooring and under floor heating. French doors opening onto the garden.

### Guest WC



Two piece suite comprising WC and wash hand basin. With decorated tiled splashbacks and flooring, ceiling spotlights and an extractor vent.

### First Floor Landing

With ceiling spotlights and access to the loft space. The loft is part boarded with lighting and accessed via a drop down ladder. Doors leading off.

**Bedroom 1 12'1" x 11'0" (+recess) (3.69 x 3.37 (+recess))**



Generous double bedroom with a radiator, alcove recess and a range of free standing wardrobes. Double glazed front window.

**Bedroom 2 9'8" x 9'2" (+recess/cupboard) (2.97 x 2.80 (+recess/cupboard))**



Second double bedroom with a radiator, alcove recess and built in over stairs storage cupboard which also houses the wall mounted gas boiler. Double glazed front window.

**Bedroom 3 12'1" x 7'5">6'8" (3.70 x 2.27>2.05)**



Rear bedroom with laminate flooring, a radiator and double glazed window.

**Bedroom 4 9'1" x 8'9">8'0" (2.79 x 2.67>2.46)**



Fourth bedroom with a radiator and double glazed rear window.

**Bathroom 7'5" x 5'6" (2.27 x 1.69)**



Stylish three piece suite comprising panelled bath with a shower over and screen; vanity wash hand basin with

cupboards and a WC. Attractive tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and double glazed rear window.

### Front/Driveway

To the front of the property there is a generous block paved driveway providing off road parking for several cars. Access to the double garage and gated side entry to the rear garden.

### Double Garage 17'8" x 14'9" max. (5.40 x 4.50 max.)

Built in 2020 with an electric remote control up and over door; electric light and power, roof storage space and an internal door to the reception hallway.

### Rear Garden



Delightful rear lawn and patio garden, with shrub borders and a children's play area. Outside tap and lighting, fencing to the boundary, a useful wooden garden shed and a further covered seating area.

### Games Room/Bar 15'8" x 8'2" (4.80 x 2.50)



Formerly the garage, now used as a games room. Ideal for

family time and entertaining. With a fitted drinks bar, storage cupboards and space for a fridge/freezer. Wall mounted electric heater, ceiling spotlights and a double glazed door and window.

### 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.

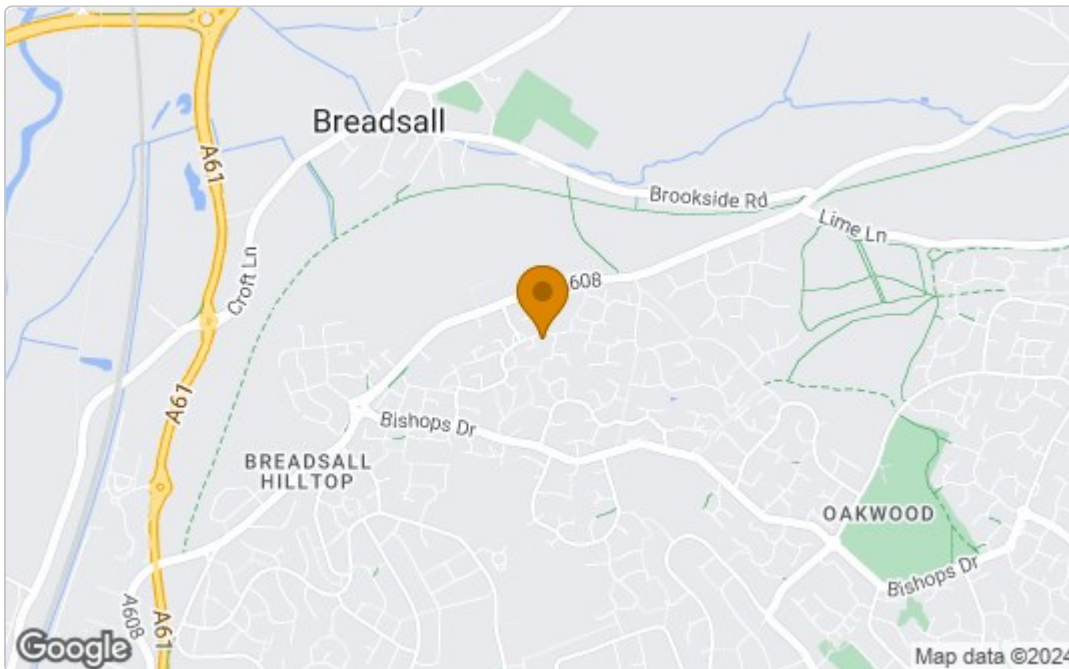
# Floor Plan



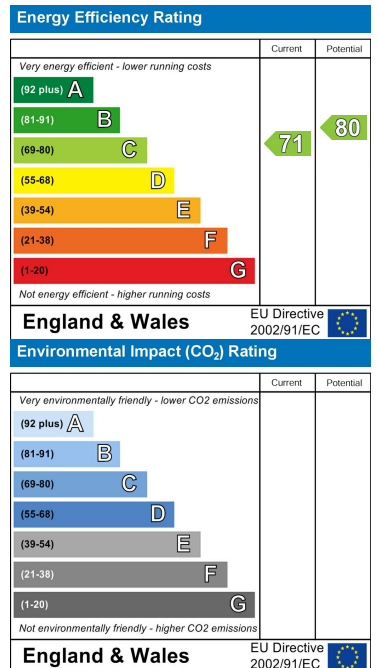
Total area: approx. 124.9 sq. metres (1344.2 sq. feet)

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Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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