



# HOPKINS & DAINTY

ESTATE AGENTS



**Tawny Way, Derby, DE23 3XG**

**£415,000**

**\*\*LITTLEOVER COMMUNITY SCHOOL CATCHMENT\*\* OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this impeccably well presented FOUR DOUBLE BEDROOM DETACHED family home in Heatherton village, an enormously popular and sought after location and ideally placed for ease of access to Derby city centre, Littleover village and great communication links close by. The property has been meticulously looked after by the current vendors and provides ready to move into accommodation comprising: Entrance hall, downstairs W.C., lounge with feature wood burner, dining room and a modern breakfast kitchen re-fitted approximately five years ago. To the first floor there are FOUR DOUBLE BEDROOMS, an en-suite shower room to bedroom one and a four piece family bathroom. Outside there are gardens to the front and rear together with a double width driveway providing off road parking and access to the integral garage. Viewing comes very highly recommended. 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.



### Entrance hall



With tiled flooring, radiator, stairs off to the first floor, door to:

### Downstairs W.C

Fitted with a pedestal wash hand basin, W.C., tiled walls and flooring, heated towel rail.

### Lounge 16'3" x 11'8" (4.96 x 3.56)



With bay window to the front elevation, coving to the ceiling, wall light points, feature wood burning stove.

### Dining room 10'0" x 9'7" (3.06 x 2.94)



With coving to the ceiling, radiator, double opening French doors leading out onto the rear garden, door to:

### Breakfast Kitchen 16'0" x 10'0" (4.89 x 3.06)



Fitted with a range of high gloss matching wall and base units, working surfaces with upstands and inset square sink unit, integrated fridge/freezer and dishwasher, fitted eye level electric oven with fitted grill/microwave over, fitted gas hob with extractor hood over, fitted island incorporating cupboard and drawers, fitted wine cooler, spotlights to the ceiling, window to the rear and side elevation, tiled flooring continued from the hallway, radiator, door to garage, door to the rear leading out onto the rear garden.

### The first floor

With access to the loft, two built in storage cupboards.

**Bedroom One 14'11" x 11'10" (4.55 x 3.61)**



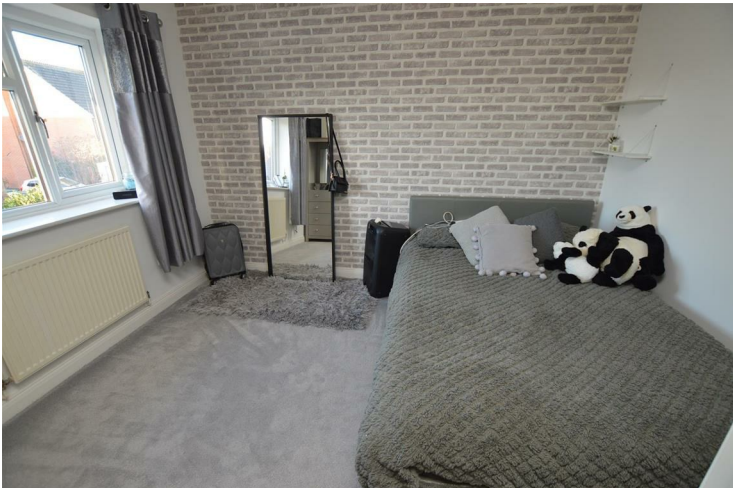
With window to the front elevation, radiator, triple wardrobe (included in the sale) door to:

**En-suite shower room**



Fitted with a shower cubicle, W.C., Vanity unit with fitted oval sink unit and cupboard under, tiled walls and flooring, window to the front elevation, heated towel rail.

**Bedroom Two 11'1" max x 11'6" max (3.39 max x 3.51 max)**



With window to the rear elevation, radiator.

**Bedroom Three 11'7" x 8'7" (3.55 x 2.62)**



With radiator, window to the rear elevation.

**Bedroom Four 12'3" max x 7'10" max (3.74 max x 2.41 max)**



With window to the front elevation, radiator.

**Bathroom**



Fitted with a white four piece suite comprising: corner shower cubicle, double ended panelled bath, pedestal wash hand basin, W.C., spotlights to ceiling, fully tiled walls,



tiled flooring, heated towel rail, window to the rear elevation.

### Outside



To the front of the property is a lawned garden alongside a double width driveway providing 'side by side' off road parking and access to the integral garage. Gated side access leads to the rear enclosed garden which has two patio areas, lawn and planted borders.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### 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.

### Garage 17'1" x 7'8" (5.23 x 2.36)

With up and over door, power, lighting and appliance space for washing machine.

# Floor Plan

## Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



## First Floor

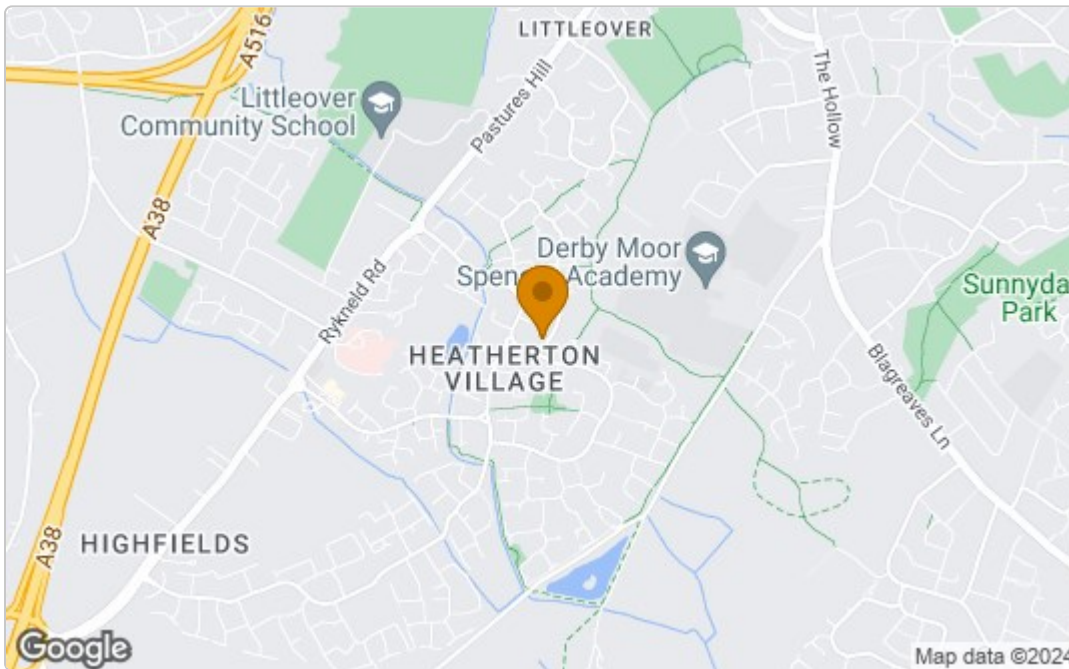
Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 128.7 sq. metres (1385.1 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) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.