



HOPKINS & DAINTY

ESTATE AGENTS



Embleton Way, Derby, DE73 6XS

£284,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern three storey, semi detached family home. Set on the popular Regents Place development, at the Southern edge of Derby, within the catchment for Chellaston Academy secondary school. Convenient for access to the A50 and Raynesway, the property has a triple width front driveway and a low maintenance rear garden.

The very well appointed internal accommodation comprises: Hallway with a guest WC; family dining kitchen with contemporary units and built in appliances. Full width rear lounge with French doors opening onto the garden. On the first floor, there are two double bedrooms along with another single bedroom and the family bathroom. On the top floor is a large master bedroom with an En-suite shower room. The property has Gas central heating and double glazing. An enclosed rear garden and front driveway parking.

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 Hallway



Accessed via a double glazed entrance door with tiled flooring, a radiator and stairs rising to the first floor with a storage cupboard under.

Lounge 16'6" x 10'2" (5.04 x 3.10)



Spanning the full width of the property with double glazed French doors opening onto the rear garden. A radiator and double glazed rear window.

Kitchen/Dining Room 15'2" x 9'6" (4.64 x 2.92)



Fitted with a range of base and wall units, with quartz work surfaces and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated fridge, freezer and dishwasher. Plumbing/space for a washing machine, tiled flooring, a radiator, ceiling spotlights and a double glazed front window. A boiler cupboard houses the wall mounted gas boiler.

Guest WC



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

First Floor Landing

With stairs rising to the top floor and doors leading off.

Bedroom 2 13'5" x 9'6" (4.11 x 2.92)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 12'0" x 9'7" (3.67 x 2.93)



Front double bedroom with a radiator and double glazed window.

Bedroom 4 10'2" x 6'8" (3.10 x 2.04)



Single fourth bedroom with a radiator and double glazed rear window.

Family Bathroom 6'7" x 5'6" (2.03 x 1.68)



With a three piece suite comprising bath with a shower over and fitted screen; wash hand basin and WC. Tiled splash backs, a radiator, extractor vent and double glazed front window.

Second Floor Landing

With a door to:

Master Bedroom 20'10" x 13'1" > 9'8" (6.36 x 3.99 > 2.95)



Spacious master bedroom with a part sloping ceiling, double glazed front window and rear Velux roof light. Two radiators, access to the loft space and an over stairs storage plinth. Door to:

En-Suite Shower Room 6'8" x 6'6" (2.04 x 2.00)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, and part sloping ceiling with a double glazed Velux rooflight.

Front/Driveway Parking

At the front of the property there are three parking spaces and gated side access to the rear garden.

Rear Garden



Pleasant enclosed rear garden, which is low maintenance in design. With a patio seating area and an artificial grass lawn.

Service Charge

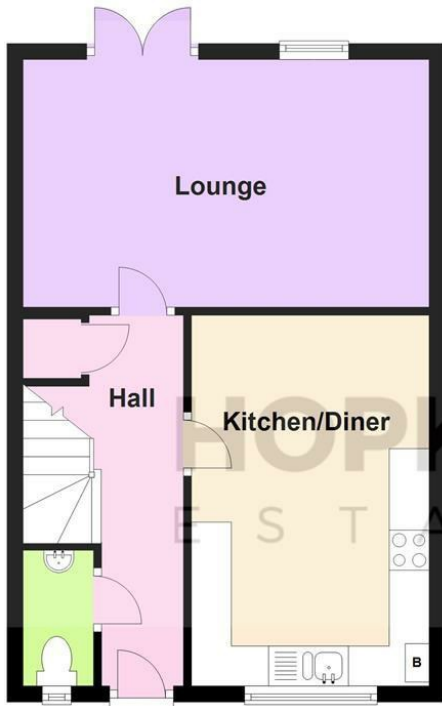
We understand that this property has an annual service charge in the region of £150.00. Buyers are always advised to ask their legal advisor to verify these details prior to exchange of contracts

Important Information

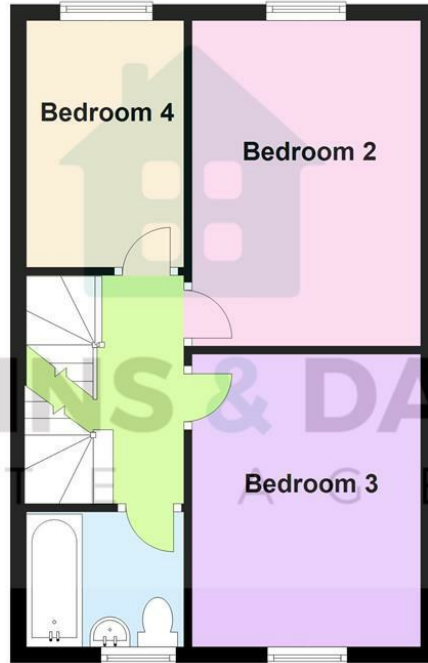
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If

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.

Ground Floor



First Floor

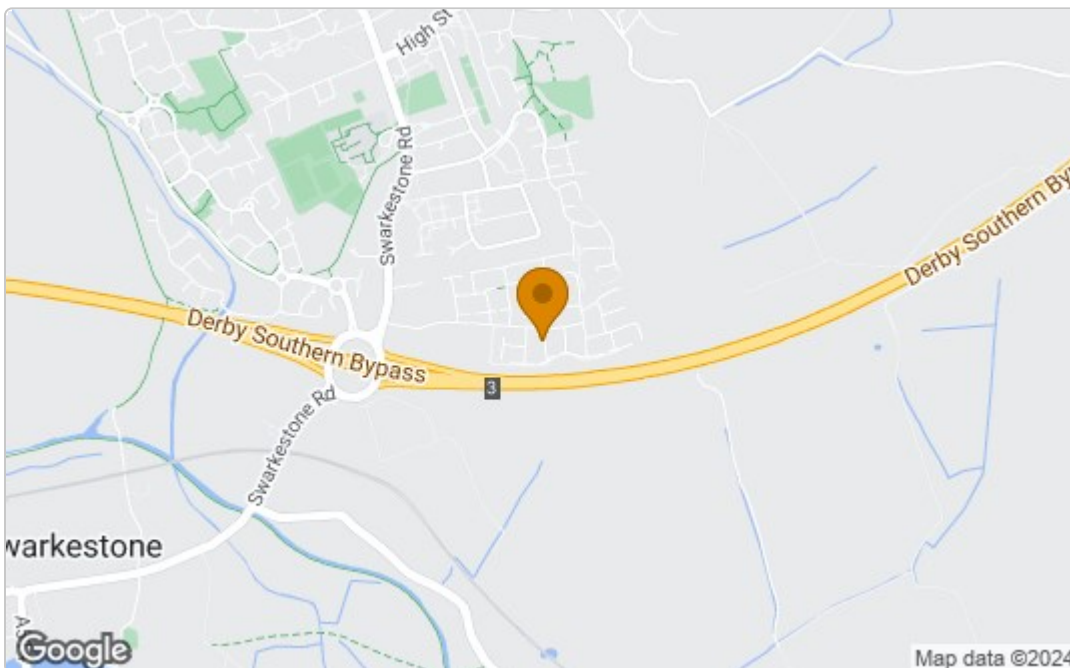


Second Floor



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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		95
(81-91) B	85	
(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		

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.