



# HOPKINS & DAINTY

ESTATE AGENTS



## Sorchestun Lane, Derby, DE73 5BD

**£664,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this impressive and spacious, three storey, SIX bedroom detached residence. Set in a small cul-de-sac as part of an exclusive modern development; towards the southern edge of Derby. Convenient for access to the nearby A50 with onward travel to the A6, A38 and M1. The accommodation is beautifully presented, offering spacious living throughout and stands on a generous garden plot with a delightful landscaped rear garden and pleasant Westerly outlook.

The ground floor accommodation benefits from having underfloor heating throughout and comprises: entrance hallway, open plan lounge, dining room and kitchen with bi-fold doors opening onto the rear garden. The kitchen is fitted with a range of integrated appliances and quartz work surfaces. There is also a utility room, study and guest WC.

On the first floor there are four double bedrooms, two of which have en-suite shower rooms and the master bedroom also has a dressing room. There is a further family bathroom with a separate bath and shower. All of the bathrooms on this floor have electric underfloor heating. On the top floor, there are two further bedrooms, both served with an en-suite shower room, again with electric underfloor heating.

The property has gas central heating throughout and double glazing. To the front there is a driveway providing off road parking, access to the garage and the pleasant rear garden. 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



Accessed via a double glazed entrance door. With Karndean flooring, side window, coving to the ceiling with spotlights and stairs rising to the first floor with a storage cupboard under. There are two further built in storage cupboards and doors leading off.

### Lounge Area 18'0" > 16'1" x 13'3" (5.51 > 4.92 x 4.04)



With a feature inglenook style fireplace housing a coal effect gas fire. Rear Bi-fold doors opening onto the garden, a side window, coving to the ceiling and opening to:

### Dining Area 16'0" x 10'2" (4.90 x 3.11)



Spacious dining area with bifold doors opening onto the garden, a further side window and ceiling spotlights.

### Kitchen Area 13'7" x 7'4" (4.15 x 2.26)



Contemporary range of base and wall units with quartz work surfaces and a breakfast bar. There is an inset one and a quarter sink and drainer with a mixer tap and a range of integral appliances consisting of a dishwasher, fridge/freezer, electric oven, microwave, induction hob and hood. Karndean flooring, ceiling spotlights, front window and door to:

### Utility Room 7'4" x 6'2" (2.26 x 1.89)

Fitted range of base and wall units with quartz work surfaces and an inset sink and drainer with a mixer tap. There is space for a washing machine and tumble dryer, ceiling spotlights and an extractor vent, Karndean flooring and a double glazed door opening onto the rear garden.

### Study 9'9" x 8'1" (2.98 x 2.47)



Useful home study or additional reception room. With a built in storage cupboard and front window.

### Guest WC



Two piece suite comprising WC and vanity wash hand basin. Tiled splashbacks, Karndean flooring, ceiling spotlights and an extractor vent.

### First Floor Landing



With a decorative balustrade, radiator, side window on the

half landing, built in storage cupboard and separate built in airing cupboard with the hot water cylinder. Stairs rising to the top floor and doors leading off.

### Master Bedroom 12'9" x 11'4" (3.89 x 3.47)



Lovely master bedroom suite with bi-fold doors overlooking the rear garden. A radiator, coving to the ceiling with spotlights, built in storage cupboard and opens to:

### Dressing Room 8'10" x 3'10" (2.71 x 1.17)

With fitted wardrobes, further storage space and ceiling spotlights.

### En-Suite Shower Room 7'10" x 7'2" (2.41 x 2.19)



Five piece suite comprising walk in shower, twin vanity wash hand basins with cupboards under, WC and bidet. Electric underfloor heating, tiled walls, heated towel rail, ceiling spotlights, extractor vent and a front window.

**Bedroom 2 10'7" x 9'4" (+ alcove) (3.23 x 2.85 (+ alcove))**



Second double bedroom with a radiator, recessed alcove and rear window. Door to:

**En-Suite Shower Room 6'3" x 5'2" (1.92 x 1.58)**



Three piece suite comprising shower, vanity wash hand basin and WC. With a heated towel rail, tiled walls and electric underfloor heating. Double glazed rear window, ceiling spotlights and an extractor vent.

**Bedroom 3 12'7" x 12'0" (3.86 x 3.67)**



Third double bedroom with a radiator, feature vaulted ceiling and bi-fold doors to the rear elevation.

**Bedroom 4 13'0" x 8'5" (+ recess) (3.97 x 2.58 (+ recess))**



With a recessed storage space, radiator and front window.

**Family Bathroom 8'10" x 7'9" > 5'8" (2.70 x 2.38 > 1.73)**



Four piece suite comprising double shower enclosure, panel bath, wash hand basin and WC. Tiled walls, heated towel rail, electric underfloor heating, ceiling spotlights,

extractor vent and a side window.

### Second Floor Landing



Top floor landing with decorative balustrade, Velux roof light, built in storage cupboard and doors leading off.

### Bedroom 5 12'9" > 8'5" x 11'4" (3.91 > 2.57 x 3.47)



With a part sloping ceiling, radiator, two Velux windows, a further side window and door to:

### En-Suite Shower Room



Three piece suite comprising shower, vanity wash hand basin and WC. Heated towel rail, tiled walls, electric underfloor heating, Velux roof light, ceiling spotlights and an extractor vent.

### Bedroom 6 10'9" > 8'5" x 9'4" (3.29 > 2.57 x 2.86)



With a part sloping ceiling, radiator, two Velux windows, a further side window and door to:

### En-Suite Shower Room



Comprising shower, wash hand basin and WC. Tiled walls, heated towel rail, electric underfloor heating, ceiling spotlights, extractor vent and a Velux rooflight.

### Front/Driveway



To the front of the property there is a paved driveway providing off road parking, access to the garage and gated side entry to the rear garden.

### Garage 20'6" x 8'11" max. (6.27 x 2.74 max.)

With an electric remote controlled up and over door. Light and power connected, a garden tap, wall mounted gas boiler and a rear door opening onto the garden.

### Rear Garden



Delightful landscaped lawn and patio garden with borders. Fencing to the boundary and a pleasant westerly outlook.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £150.00. We always recommend buyers to get their legal adviser 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

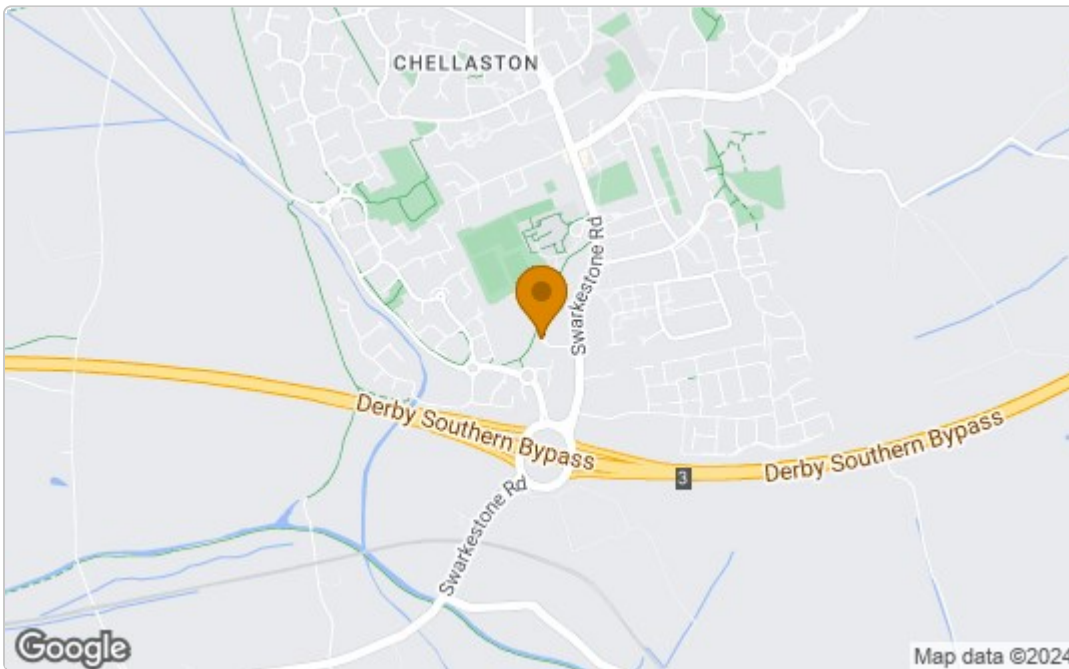
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# Floor Plan

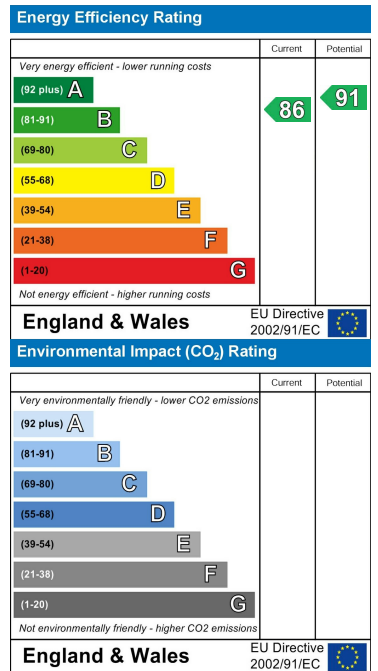


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## Area Map



## Energy Efficiency Graph



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