



HOPKINS & DAINTY

ESTATE AGENTS



Redmires Drive, Derby, DE73 6XF

£375,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this large, fully modernised detached bungalow, sat tucked away in a corner of a cul de sac with accommodation comprising: entrance porch, large beautifully designed kitchen/diner with island, conservatory, three bedrooms, two of which have fitted wardrobes, a bathroom plus an en-suite shower room to bedroom one. Outside the property sits on a generous plot with ample off road parking to the front and side and to the rear, a south facing landscaped rear garden. The property has double glazing and gas central heating and is perfect to move straight into with NO UPWARD CHAIN. Viewing is very highly recommended to fully appreciate the size and quality of accommodation on offer. 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 porch

With window to the side, radiator, door to:

Kitchen/diner 23'4" max x 11'1" max (7.13 max x 3.39 max)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a half bowl stainless steel sink unit and drainer, fitted kitchen island with drawers and shelving, fitted electric Smeg oven with hob and extractor hood over, appliance space for washing machine, dishwasher and fridge/freezer, radiator, spotlights to ceiling, windows to the side and front, double opening French doors leading to:

Conservatory 11'3" x 9'9" (3.44 x 2.99)



Of UPVC construction, ceramic tiled flooring, double opening French doors to the side leading out onto the rear garden.

Lounge 17'0" x 16'2" (5.19 x 4.95)



With windows to the front and side, radiator.

Bedroom One 16'2" x 10'3" (4.95 x 3.13)



With radiator, window to the rear.

En-suite shower room



Fitted with a shower cubicle, W.C., fitted vanity unit with inset wash hand basin, partially tiled walls, tiled flooring, heated towel rail, window to the side.

Bedroom Two 12'1" x 9'7" (3.69 x 2.94)



With window to the front, radiator, fitted double wardrobe.

Bedroom Three 9'3" x 8'0" to fitted wardrobes (2.82 x 2.45 to fitted wardrobes)



With window to the rear, radiator, two fitted double wardrobes and fitted matching dressing table.

Bathroom



Fitted with a three piece suite comprising: bath with shower attachment, vanity unit with inset wash hand

basin and storage beneath and W.C with concealed cistern,

Outside



The property occupies a large plot with a block paved frontage providing ample off road parking. Gated double gates lead to a further driveway and the rear garden which has a lawn, patio 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

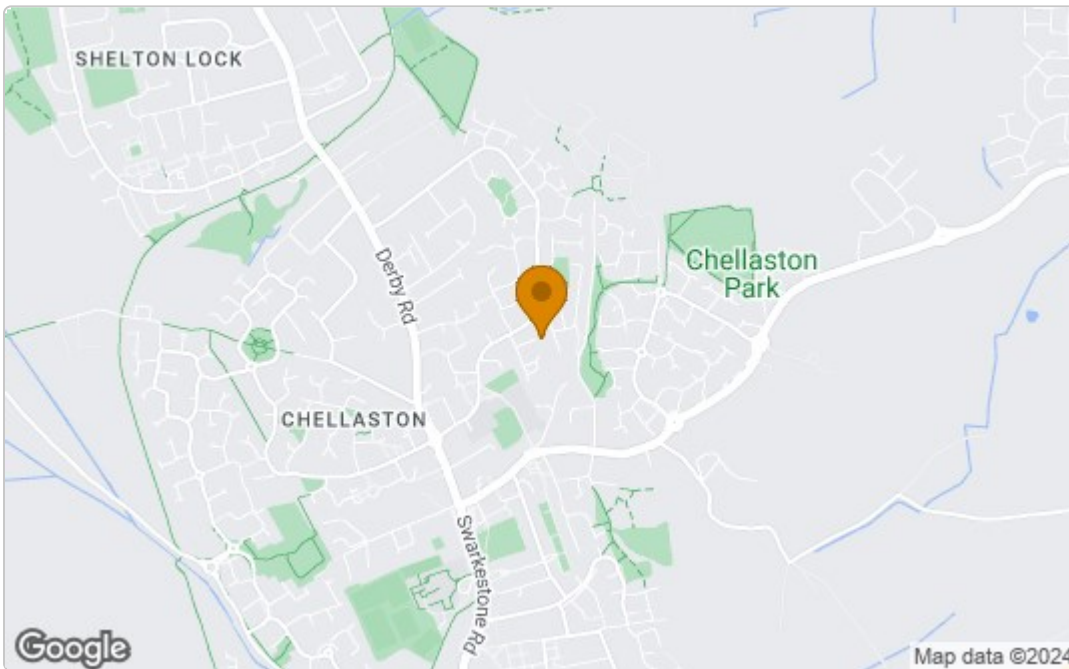
to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

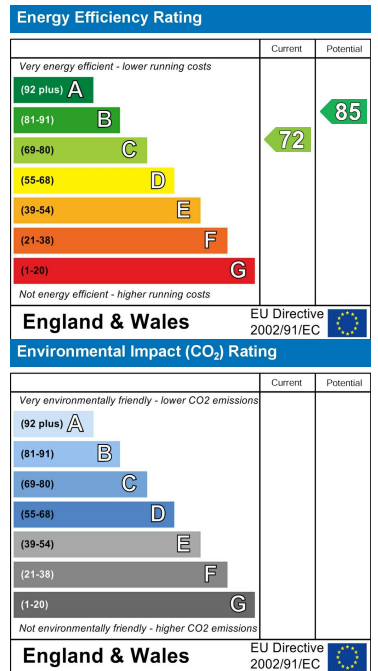


Copyright of HOPKINS AND DAINTY ESTATE AGENTS.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.