



HOPKINS & DAINTY

ESTATE AGENTS



Charlestown Drive, Derby, DE22 2GZ

£350,000

****OPEN 7 DAYS A WEEK**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this spacious and well maintained four bedroom detached family home located a short walk from the parade of local shops in the ever popular Allestree. The property has gas central heating to the ground floor with a new combi boiler installed in 2022 and double glazing with accommodation offering: Entrance porch, entrance hall, downstairs W.C., lounge/diner with log burner, conservatory, breakfast kitchen and converted garage which is currently being used as a hobbies room. To the first floor there are four good sized bedrooms and a shower room. Outside to the front the property has generous off road parking and to the rear a garden designed with low maintenance in mind together with a spacious and most useful summer house which could easily be used as a home office. 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 laminate flooring and opening through to:

Entrance hall

With stairs up to the first floor, radiator, laminate flooring, door to:

Downstairs W.C



With W.C., fitted vanity unit with inset a beautiful feature circular wash hand basin, tiled splashback, heated towel rail, laminate flooring, heated towel rail.

Lounge/diner 21'2" max x 13'0" max (6.47 max x 3.97 max)



With window to the front, radiator, log burner inset into chimney breast with a slate hearth and oak mantle over, opening to:

Conservatory 11'10" x 8'3" (3.62 x 2.54)



Overlooking the rear garden with laminate flooring, door to the side, vertical radiator.

Breakfast Kitchen 15'9" x 11'10" (4.81 x 3.62)



Fitted with a range of matching high gloss wall and base units, working surfaces with matching upstands, inset one and a half bowl stainless steel sink unit and drainer, fitted kitchen island, appliance space for washing machine, tumble dryer, dishwasher and fridge/freezer, fitted eye level electric oven and grill, five ring gas Smeg hob with extractor hood over, spotlights to the ceiling, two windows to the rear, door to the rear, Karndean flooring, door to:

Converted garage/reception room 15'1" x 6'11" (4.62 x 2.12)

With window to the front, radiator.

The first floor

Bedroom One 11'5" x 10'4" (3.50 x 3.17)



With window to the rear, built in storage cupboard.

Bedroom Four 16'9" x 5'8" (5.12 x 1.74)



With two windows to the front.

Bedroom Two 13'0" x 10'5" (3.98 x 3.20)



With window to the front.

Bedroom Three 15'0" x 6'3" (4.59 x 1.93)



With window to the rear.

Shower room



Fitted with a shower cubicle, W.C., vanity unit with inset contemporary stone wash hand basin, built in cupboard housing the gas central heating boiler, window to the rear, heated towel rail.

Outside



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

The property has a generous frontage providing off road parking for 4 vehicles. Gated side access leads to the rear garden which has been designed with low maintenance in mind and comprises of tiered layers with artificial lawn, a planted border to the side, a log store, a gravelled area with the summer house and a shed and a solid wood pergola.

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

Floor Plan

Ground Floor

Approx. 68.6 sq. metres (738.0 sq. feet)



First Floor

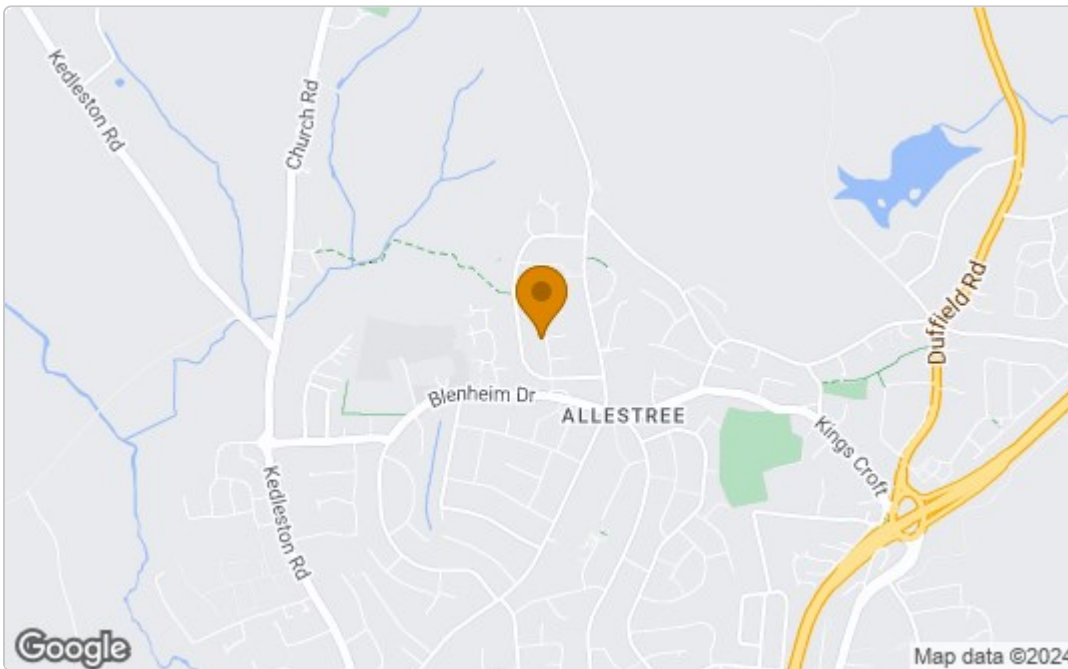
Approx. 54.4 sq. metres (586.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 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) A			
(81-91) B			
(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.