



HOPKINS & DAINTY

ESTATE AGENTS



Cordelia Way, Derby, DE73 5AR

£299,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY bring to the market this particularly spacious four bedroom end townhouse. For sale with NO UPWARD CHAIN, standing on a pleasant garden plot with driveway parking and a garage. Offering versatile living accommodation over three floors with a pleasant outlook over a greenspace/playground in front.

Comprising entrance hallway with a guest WC. A generous rear kitchen/dining room with French doors opening onto the garden and a built in electric oven and gas hob. There is also a second sitting room on the ground floor. On the first floor, the landing provides access to the main living room which has a Juliet style balcony with French doors, front master bedroom with built in wardrobes and an En-suite shower room. On the top floor there are two further double bedrooms, both with built in wardrobes and a single fourth bedroom or home study if required; along with the main family bathroom.

The property has gas central heating and double glazing, driveway parking, a brick garage and a pleasant rear lawn and patio 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 Hallway



Accessed via a front entrance door with stairs rising to the first floor with a double glazed side window and radiator. There is a built in storage cupboard and doors leading off.

Kitchen/Diner 15'1" x 14'10" (overall) (4.60 x 4.53 (overall))



Generous kitchen/dining room with French doors opening onto the rear garden, double glazed side and rear windows providing natural lighting and a built in storage cupboard. Fitted with a range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is also a built in electric oven, gas hob and hood, along with space for a fridge/freezer, dishwasher and washing machine. Tiled flooring, a radiator and a boiler cupboard housing the wall mounted gas boiler.

Sitting Room 12'1" x 8'6" (3.70 x 2.60)



Ground floor sitting room with a radiator and double glazed front window.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, tiled splashbacks and a double glazed side window.

First Floor Landing



With a double glazed side window on the stairs, built in

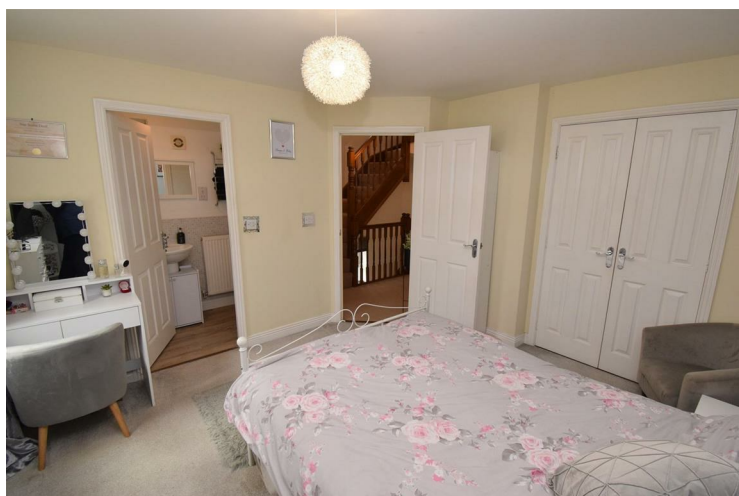
airing cupboard with the hot water cylinder and a radiator. Stairs rising to the top floor and doors leading off.

Lounge 15'3" x 12'7" > 8'7" (4.66 x 3.84 > 2.62)



Rear lounge with a Juliet style balcony and French doors overlooking the garden. Double glazed side and rear windows and two radiators.

Master Bedroom 12'7" x 11'0" (+wardrobes) (3.84 x 3.37 (+wardrobes))



Front master bedroom with built floor to ceiling wardrobes, a radiator, double glazed window and door to:

En-Suite Shower Room 8'7" x 3'11" (2.64 x 1.21)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, extractor vent and a double glazed side window.

Second Floor Landing



With a double glazed side window, built in storage cupboard and doors leading off.

Bedroom 2 11'9" x 10'0" (+wardrobes) (3.60 x 3.07 (+wardrobes))



Front double bedroom with built in floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 3 11'4" x 8'3" (+wardrobes) (3.46 x 2.54 (+wardrobes))

Rear double bedroom with built in floor to ceiling wardrobes, a radiator, access to the loft space and a double glazed rear window.

Bedroom 4/Study 8'7" x 7'10" x 6'7" (2.62 x 2.39 x 2.03)



Single fourth bedroom or study, with a radiator and double glazed side window.

Family Bathroom 8'6" x 4'11" (2.61 x 1.50)



Three piece suite comprising three quarter bath with a shower over, wash hand basin and WC. Tiled splashback, a radiator, extractor vent and double glazed side window.

Front Garden/Driveway



Driveway parking for two cars and steps leading up to the entrance door. Side lawn garden providing potential for further parking space, access to the garage and gated entry to the rear garden.

Garage 15'7" x 8'6" max. (4.75 x 2.60 max.)

With an up and over door, electric light and power connected.

Rear Garden



Enclosed rear lawn and patio garden with fencing to the boundary.

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.

Floor Plan

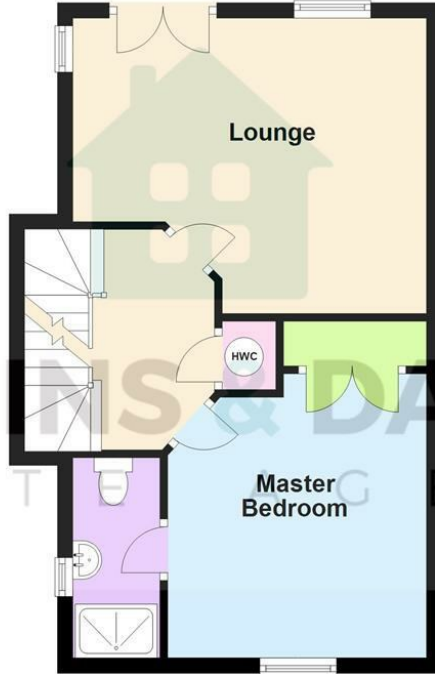
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



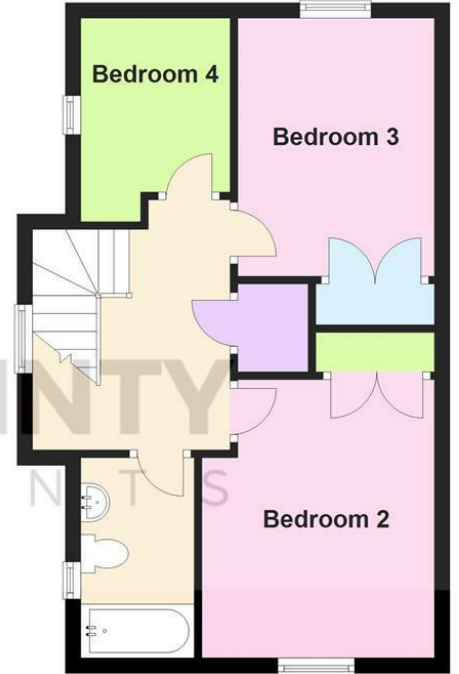
First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Second Floor

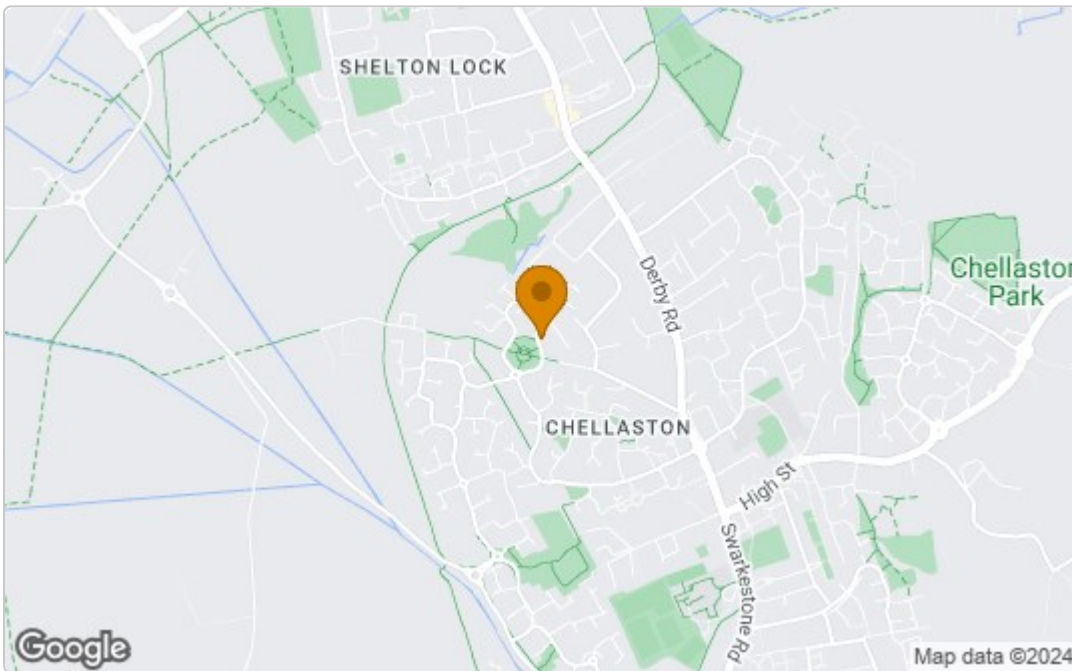
Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 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			88
(81-91) B		77	
(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.