



# HOPKINS & DAINTY

ESTATE AGENTS



**Morley Road, Derby, DE21 4QW**

**Guide price £625,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to offer this stunning detached family residence to the market with NO UPWARD CHAIN. Set in a beautiful private garden plot, believed to be in the region of 1/3 of an acre (not measured) and set back from the road behind an established hedge. The property was first built circa 1906 and has been occupied by the same family for nearly 70 years. Offering a stunning place to live with three reception rooms, a large kitchen/breakfast room, five generous bedrooms, a main bathroom, separate shower room and WC. The property has gas central heating and character leaded light single glazed windows, along with some modern double glazed units where stated. Ample driveway parking and two brick garages, plus some additional outbuildings.

Set on the popular Morley Road in Chaddesden, convenient for access into Derby, the A52 and A6/Raynesway, whilst also being close to schools, amenities and nearby countryside.

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.

## The Accommodation

The beautiful hallway has feature wood panelling and provides access to several rooms, including the extended front lounge with a bay window overlooking the stunning garden. There is a separate front sitting room and rear dining room, along with a large rear kitchen/breakfast room, guest WC, useful pantry and rear porch.

On the first floor the spacious gallery style landing provides access to all five bedrooms; four of which are large doubles and the main bedroom also has an extra front room overlooking the garden. There is a main family bathroom, additional shower room and separate WC.

## Entrance Hallway



Accessed via an attractive wooden entrance door with leaded light front windows and stairs rising to the first floor. Feature panelled walls with a plate rack and coving to the ceiling. Wooden flooring and doors leading off.

## Guest WC



Comprising WC and wash hand basin.

## Lounge 27'8" max. x 12'11" (8.45 max. x 3.95)



Large family sitting room which has been extended to the front with a sealed unit double glazed bow window overlooking the garden. A further double glazed side bay window, tiled fireplace, two radiators, coving to the ceiling and a glazed door to the kitchen.

## Sitting Room 13'5" x 11'11" (4.10 x 3.64)



With a leaded light front and side bay window; feature fireplace, radiator and coving to the ceiling.

**Dining Room 13'5" > 11'8" x 9'6" (4.10 > 3.57 x 2.90)**



With tiled flooring, a radiator and leaded light side window.

**Kitchen/Breakfast Room 24'10" x 11'9" > 7'11" (7.58 x 3.60 > 2.42)**



Generous kitchen/breakfast room with a range of base and wall units, worktops and an inset sink and drainer. Feature gas fired AGA cooker, double glazed side and rear windows and a radiator.

**Rear Hall**

**Pantry 8'0" x 4'10" (2.44 x 1.49)**

Walk in pantry with shelving, the wall mounted gas boiler, tiled flooring and a leaded light rear window.

**Rear Porch 11'9" x 6'4" (3.60 x 1.95)**



With side and rear windows and a door opening to the rear garden/driveway.

**First Floor Landing**

With a decorative balustrade, radiator built in airing cupboard housing the hot water cylinder, access to the loft space, coving to the ceiling and doors leading off.

**Bedroom 1 16'8" x 12'10" (5.10 x 3.93)**



Large double bedroom with a radiator, coving to the ceiling, double glazed side window and door to:

**Balcony Room 12'4" x 5'0" (3.76 x 1.53)**



Originally an open balcony, now an enclosed additional room with leaded light windows overlooking the garden.

**Bedroom 2 13'5" x 11'10" (4.11 x 3.63)**



Dual aspect double bedroom with a leaded light front and side bay window, coving to the ceiling and a radiator.

**Bedroom 3 11'11" x 12'10" (3.64 x 3.92)**



Third double bedroom with double glazed side and rear windows and a radiator.

**Bedroom 4 10'8" x 10'4" (3.26 x 3.16)**

Fourth double bedroom with a radiator, coving to the ceiling and a leaded light side window.

**Bedroom 5 10'4" x 10'0" (3.15 x 3.05)**



Fifth bedroom with a radiator, coving to the ceiling, a leaded light side and front bay window.

**Bathroom 8'0" x 8'1" max. (2.46 x 2.48 max.)**



Main family bathroom with a bath and shower over, pedestal wash hand basin and bidet (not connected). Tiled splashbacks, a radiator and leaded light rear window.

**Shower Room 4'11" x 3'10" (1.52 x 1.18)**

With a shower and pedestal wash hand basin. Tiled walls, a heated towel rail, skylight and extractor vent.

### Separate WC



Comprising WC and pedestal basin with a heated towel rail, tiled splashbacks and a leaded light side window.

### Driveway/Approach



The property is approached via a sweeping driveway providing ample parking and turning space. The house is set back from the road behind an established hedge, which provides a high degree of privacy.

### Front Garden



To the front there is a generous lawn garden with mature shrubs, planted borders and a pond.

### Side Garden



To the side of the property there is a further lawn garden with established shrubs and trees, along with the vegetable garden and greenhouse (which is in need of some repair).

## Rear Garden



the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

At the rear of property there is a beautiful kitchen garden which has been well tendered over the years.

### Right Side Garage 16'6" x 11'1" max. (5.05 x 3.40 max.)

With double doors, electric light and power, a garden tap and side window.

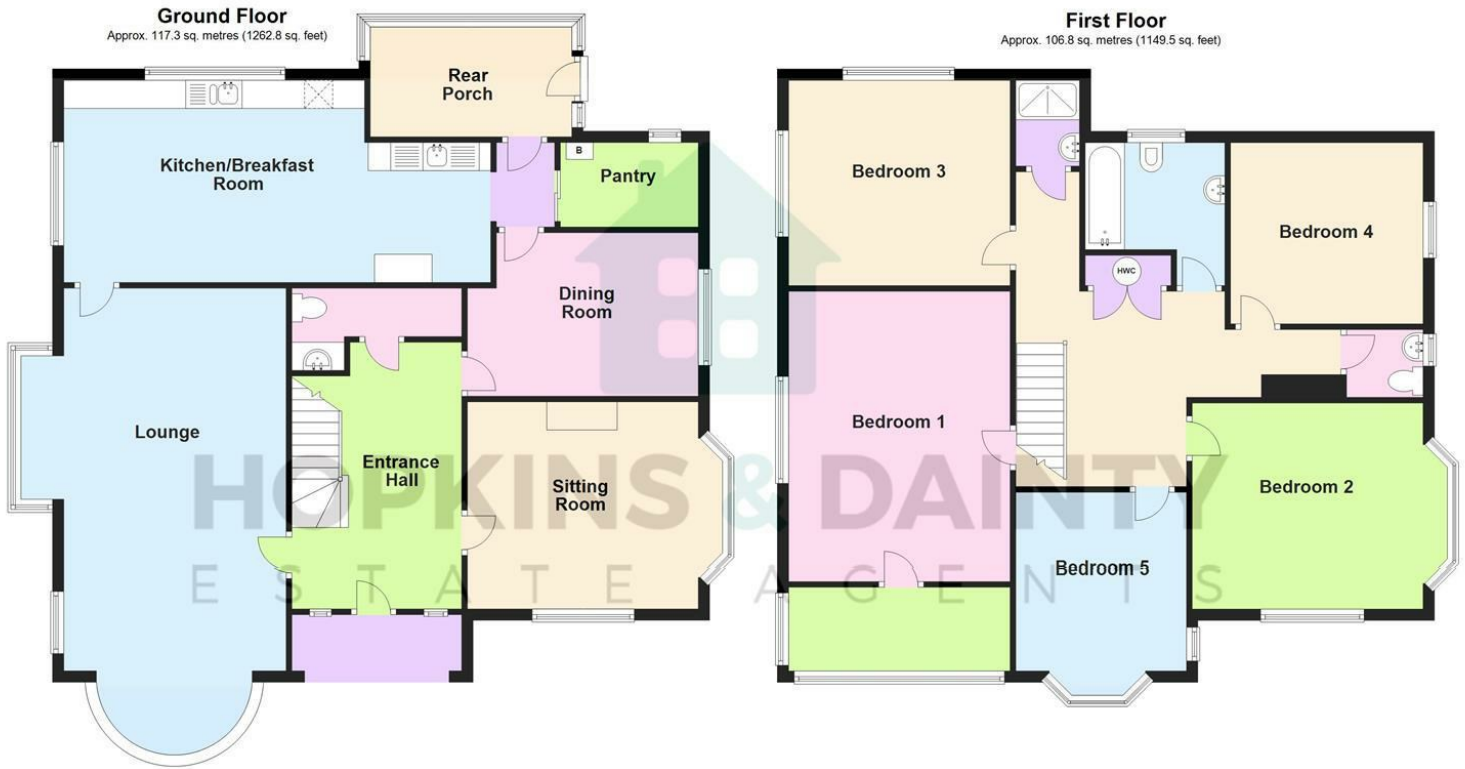
### Left Side Garage 16'4" x 8'10" max. (5.00 x 2.70 max.)

With double doors, electric light and power and access to a loft storage space.

## 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

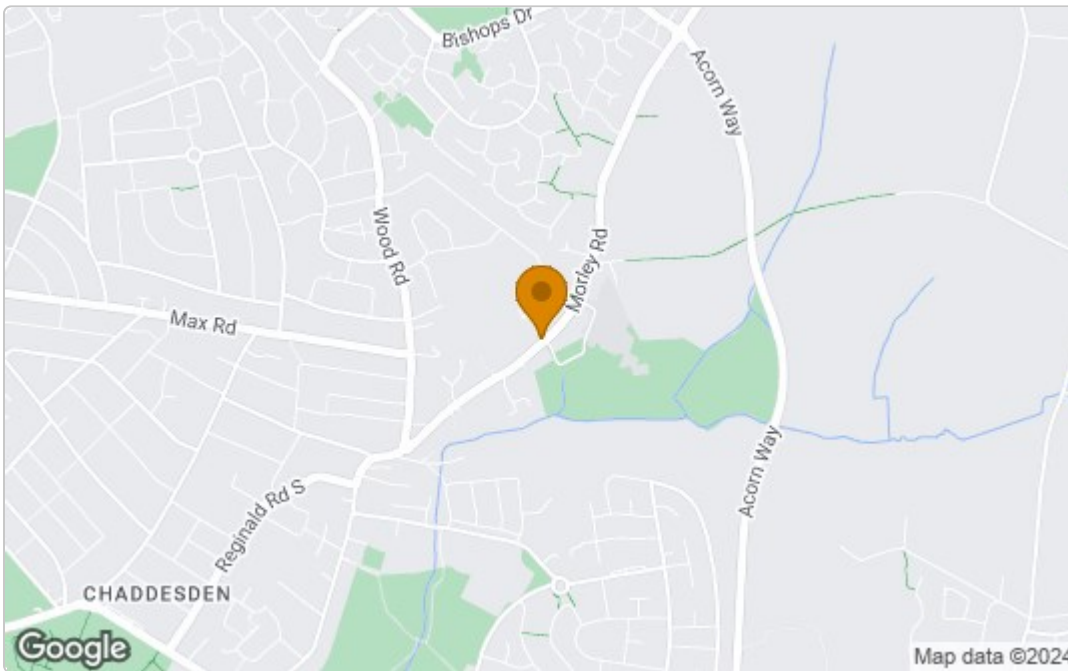
# Floor Plan



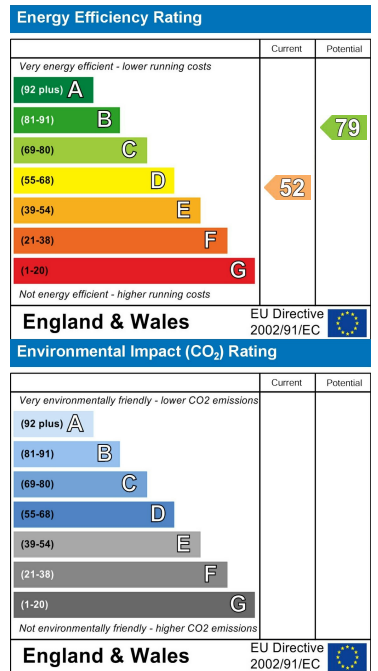
Total area: approx. 224.1 sq. metres (2412.3 sq. feet)

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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.