



HOPKINS & DAINTY

ESTATE AGENTS



Derby Road, Derby, DE21 6SY

£250,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this very well presented and traditional detached family home. Set back from the main road via a service road; with front driveway parking and a large rear conservatory overlooking the delightful garden. For sale with the onward chain in place.

The accommodation is accessed via a front porch which leads into the hallway and onto the open plan living area; which is split into three parts: a front lounge with a bay window and beautiful ornamental fireplace, dining area and kitchen. To the rear of the property there is a large double glazed conservatory overlooking the garden and a ground floor shower room. On the first floor the landing provides access to all three bedrooms, two of which are doubles with fitted wardrobes and the third single bedroom with a built in cupboard. There is also a separate bathroom with a two-piece suite and WC. The property has gas central heating off a new boiler in 2022 and double glazing.

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



Accessed via double glazed French doors with attractive tiled flooring and a single glazed internal door with side panels opening to:

Hallway



Stairs to the first floor with a storage cupboard under. Radiator, tiled flooring, coving to the ceiling and a further cupboard with plumbing for a washing machine and a double glazed side window. Door to:

Dining Area 11'1" x 10'4" (3.40 x 3.15)



Open plan living area comprising kitchen, dining room and lounge.

The dining area has a radiator, coving to the ceiling and a single glazed door with windows to the conservatory.

Lounge Area 12'3" x 10'10" (+bay) (3.75 x 3.32 (+bay))



With a beautiful ornamental fireplace and decorative surround. Radiator, coving to the ceiling and a double glazed bay window.

Kitchen Area 8'5" x 7'2" (2.57 x 2.20)



Fitted with a contemporary range of base and wall units with worktops and a glazed display cabinet. Inset sink and drainer, space for a cooker and further appliances, fitted cooker hood and a double glazed side window.

Conservatory 14'9" x 12'11" (4.50 x 3.95)



Generous rear conservatory with double glazed French doors and windows overlooking the garden. Tiled flooring, a radiator and door to:

Shower Room 8'3" x 2'11" (2.52 x 0.89)



Useful ground floor shower room with a walk in shower, wash hand basin and WC. Tiled walls and flooring, heated towel rail, ceiling spotlight, extractor vent and a double glazed side window.

First Floor Landing



With a double glazed side window, coving to the ceiling and access to the loft space via a pull down ladder. The loft is part boarded with lighting providing useful storage space.

Bedroom 1 11'1" x 10'11" (includes wardrobes) (3.40 x 3.33 (includes wardrobes))



Front double bedroom with a range of fitted wardrobes and cupboards over. Radiator and a double glazed bay window.

Bedroom 2 11'0" x 9'8" (including wardrobes) (3.36 x 2.95 (including wardrobes))



Rear double bedroom with a range of fitted floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 3 8'1" x 7'5" (+cupboard) (2.47 x 2.27 (+cupboard))



Single third bedroom with a built in over stairs storage cupboard housing the wall mounted gas boiler. Radiator, coving to the ceiling and a double glazed front window.

Bathroom 5'10" x 5'9" (1.79 x 1.76)



Two piece suite comprising bath and wash hand basin. With tiled walls, a heated towel rail, ceiling spotlights, extractor vent and a double glazed rear window.

WC

Separate WC with tiled splashbacks and a double glazed rear window.

Front Driveway



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

Rear Garden



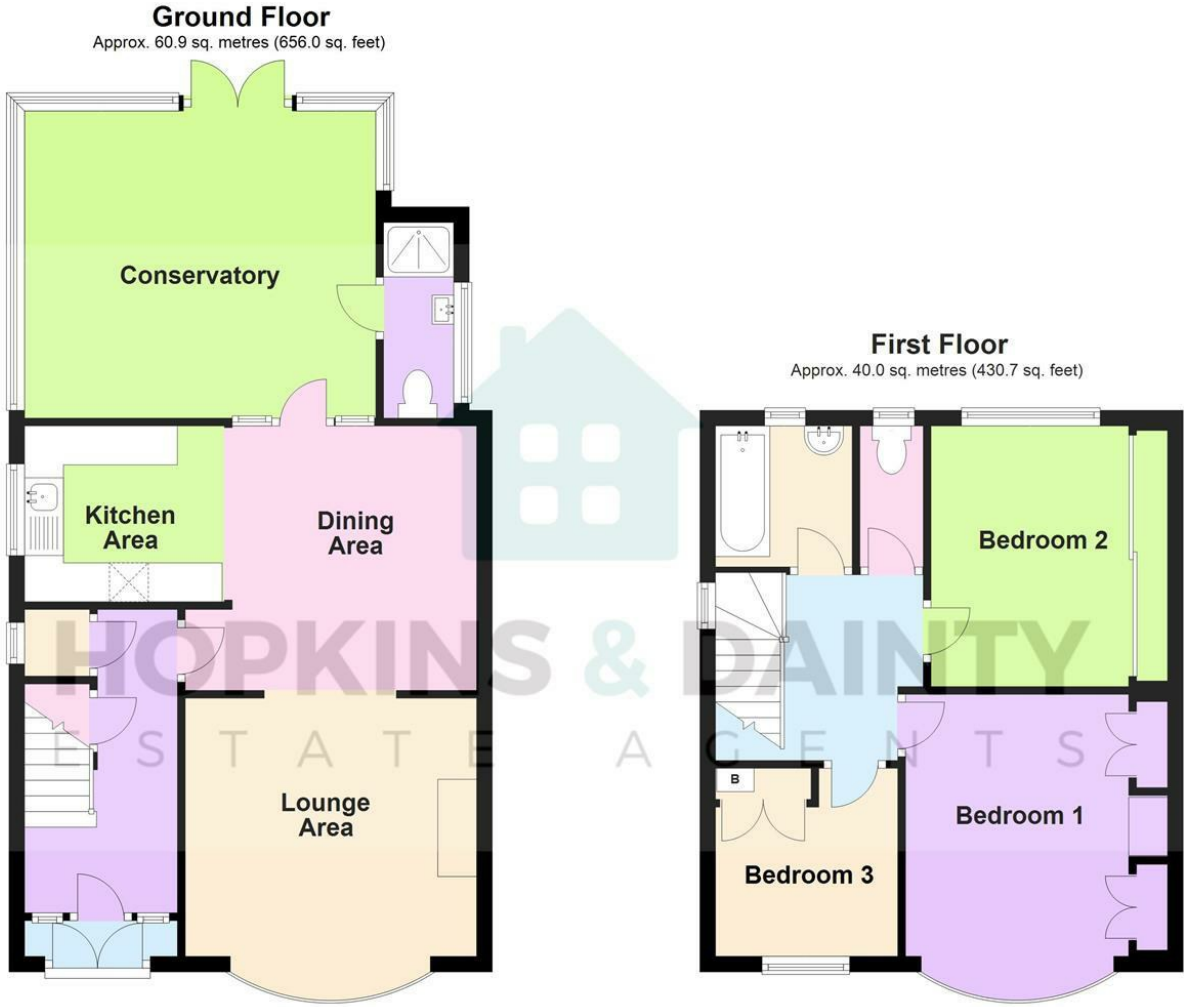
Delightful enclosed rear garden. With an elevated patio seating area and steps leading down to a beautiful lawn garden with planted borders and fencing to the boundary.

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

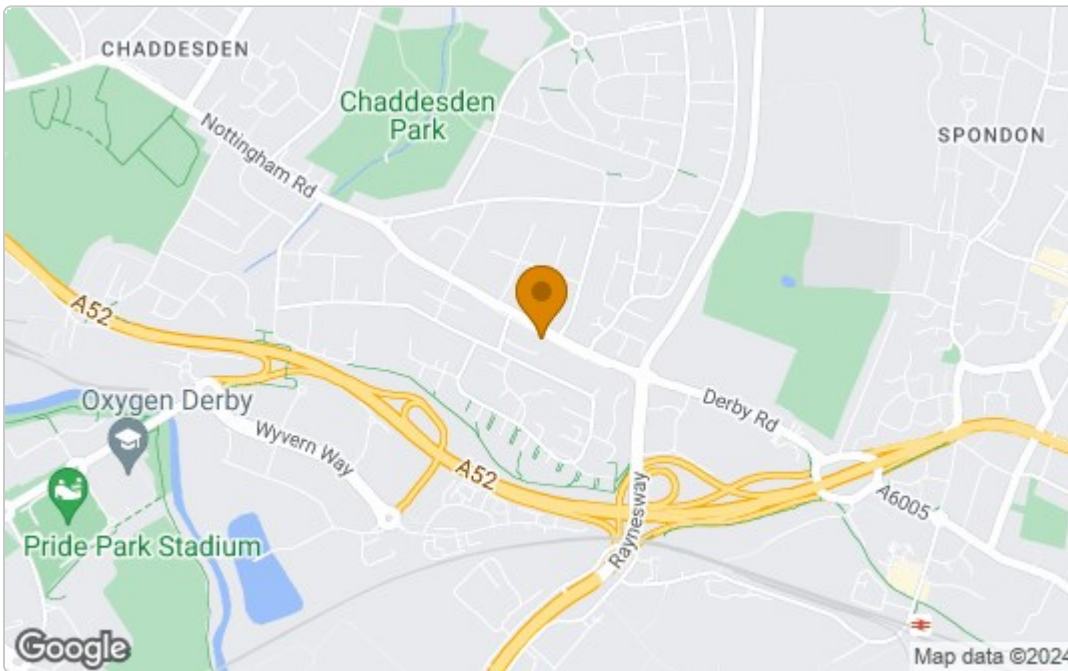
and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances 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

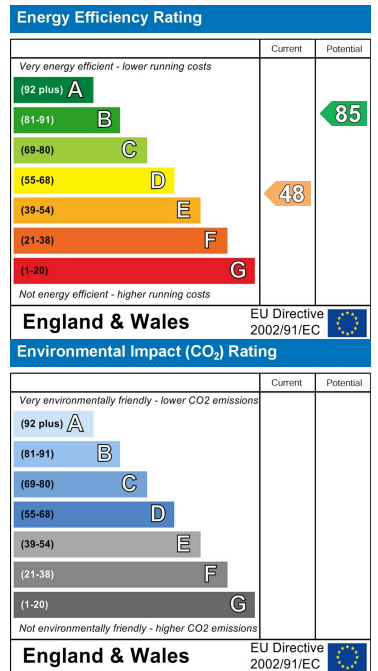


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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