



# HOPKINS & DAINTY

ESTATE AGENTS



**Buxton Road, Derby, DE21 4JJ**

**£205,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this very well presented three bedroom semi-detached house with open views to the rear. The property has gas central heating and double glazing with accommodation briefly comprising: Entrance hall, open plan lounge/diner, kitchen and conservatory. To the first floor there are three bedrooms and a bathroom. Outside the property benefits from a printed concrete frontage providing off road parking for two vehicles together with a most pleasant rear garden. A most popular location with ready to move into accommodation, a viewing is a must! If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance hall

With stairs off to the first floor, radiator, door to:

### Lounge/diner 25'1" x 10'1" (7.66 x 3.08)



With bay window to the front, coving to the ceiling, two radiators, fireplace with electric fire, double opening French doors to conservatory, door to:

### Kitchen 13'4" x 5'8" (4.07 x 1.73)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with a five ring gas hob and extractor hood over, ceramic tiled flooring, appliance space for washing machine, windows to the side and rear, door to the side.

### Conservatory 9'6" x 8'1" (2.91 x 2.47)



Upvc construction upon a brick dwarf wall, windows to the rear, double opening French doors to the rear.

### The first floor - landing

With window to the side, access to the loft.

### Bedroom One 10'2" x 8'6" (3.11 x 2.60)



With radiator, window to the rear.

### Bedroom Two 10'9" x 8'8" (3.30 x 2.65)



With window to the front, radiator.

**Bedroom Three 7'9" x 6'10" (inc small bulkhead) (2.37 x 2.09 (inc small bulkhead))**



With laminate flooring, window to the front, radiator.

**Bathroom**



Fitted with a white three piece suite comprising of bath with shower over, pedestal wash hand basin, W.C., tiled walls, windows to the side and rear, radiator.

**Outside**



The property has a smart printed concrete frontage

providing off road parking with double gates to the side leading to the rear garden which has lawns with a dividing path. planted borders, patio, a useful car port and a brick/breeze block built shed.

**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. 45.1 sq. metres (485.8 sq. feet)



## First Floor

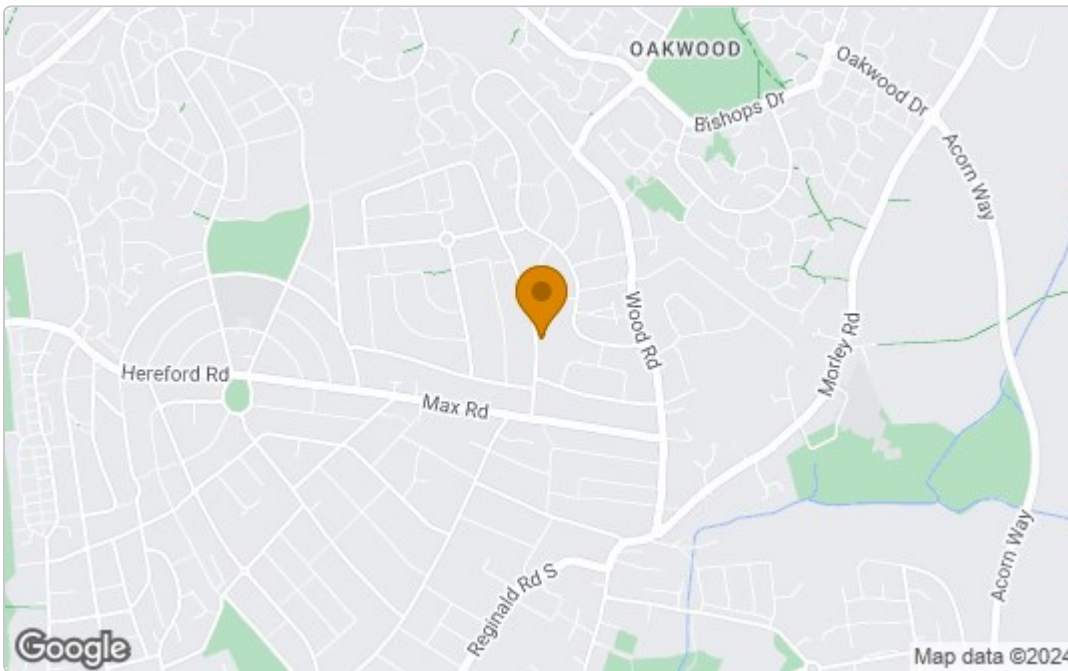
Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.