



# HOPKINS & DAINTY

ESTATE AGENTS



**83 Carsington Road, Derby, DE65 5LX**

**£285,000**

**\*\*OPEN 7 DAYS A WEEK\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer this BRAND NEW double fronted, three bedroom detached house (with NO UPWARD CHAIN). Set on the popular Wakelyn Gardens estate on the edge of Hilton. Built by Persimmon homes to their Beech style specification. Part exchange may be considered (conditions apply).

Offering **READY TO MOVE INTO ACCOMMODATION** and standing on a corner plot with a rear driveway and GARAGE.

Comprising: Entrance hall, lounge with double opening French doors onto the rear, a fantastic kitchen/diner with a range of INTEGRATED APPLIANCES; a utility room and a Guest WC. On the first floor, the landing leads to three generous bedrooms and the main bathroom which has an over bath shower. The Master Bedroom also has an En-suite shower room. The property has gas central heating and double glazing. Outside there is a landscaped front garden, rear driveway, brick garage and an enclosed garden.

Please note: there is a £500 reservation fee to be paid when buying this new home.

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



Accessed via a double glazed entrance door; with a radiator and stairs rising to the first floor. Door leading off.

### Lounge 18'4" x 10'2" (5.61 x 3.10)



Spacious sitting room with two radiators, a double glazed front window and French doors opening onto the garden.

### Kitchen/Dining Room 18'4" x 9'1" (5.61 x 2.79)



Stunning contemporary kitchen fitted with a range of base and wall units and worktops with an inset sink and drainer. There is a built in double electric oven, gas hob and hood, along with an integral dishwasher, fridge and freezer. Two radiators, double glazed front and side windows providing ample natural lighting and a built in storage cupboard. Door to the utility room.

### Utility Room 6'3" x 5'0" (1.92 x 1.53)



With a fitted worktop and wall mounted gas boiler. Plumbing for a washing machine, a radiator and a double glazed door opening onto the rear driveway. Door to:

### Guest WC



Two piece suite comprising WC and wash hand basin. With

a radiator and extractor vent.

### First Floor Landing



With a decorative balustrade, radiator, double glazed rear window, access to the loft space and a useful over stairs storage cupboard. Doors leading off.

### Master Bedroom 18'5" > 10'3" x 10'4" > 6'1" (5.62 > 3.13 x 3.15 > 1.86)



Generous L-shaped master bedroom with a radiator, double glazed front window and door to:

### En-Suite Shower Room 7'10" x 3'10" (2.39 x 1.19)



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

### Bedroom 2 10'7" x 8'4" (3.24 x 2.55)



Second double bedroom with double glazed front and side windows and a radiator.

### Bedroom 3 9'2" x 7'6" (2.80 x 2.30)



A good sized third bedroom, with a radiator and double

glazed side window.

### Bathroom 7'2" x 6'1" (2.19 x 1.87)



Three piece suite comprising bath with a shower over and screen; wash and basin and WC. Tiled splashbacks, a radiator, extractor vent and a double glazed front window.

### Front Garden



Landscaped front lawn garden with shrub borders.

### Rear Driveway



To the rear of the house, there is a driveway providing off road parking, access to the garage and gated access to the garden.

### Garage

Brick built garage with an up and over door.

### Garden



Enclosed garden with fencing to the boundary. Gated access onto the driveway.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £197. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

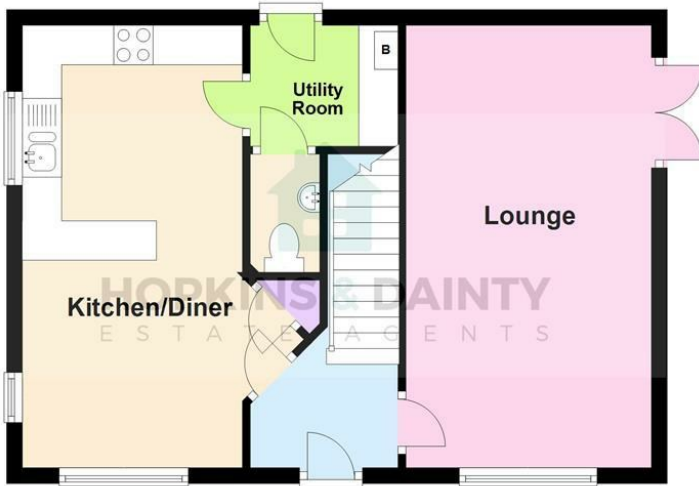
### Important Information

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. 45.0 sq. metres (484.1 sq. feet)



## First Floor

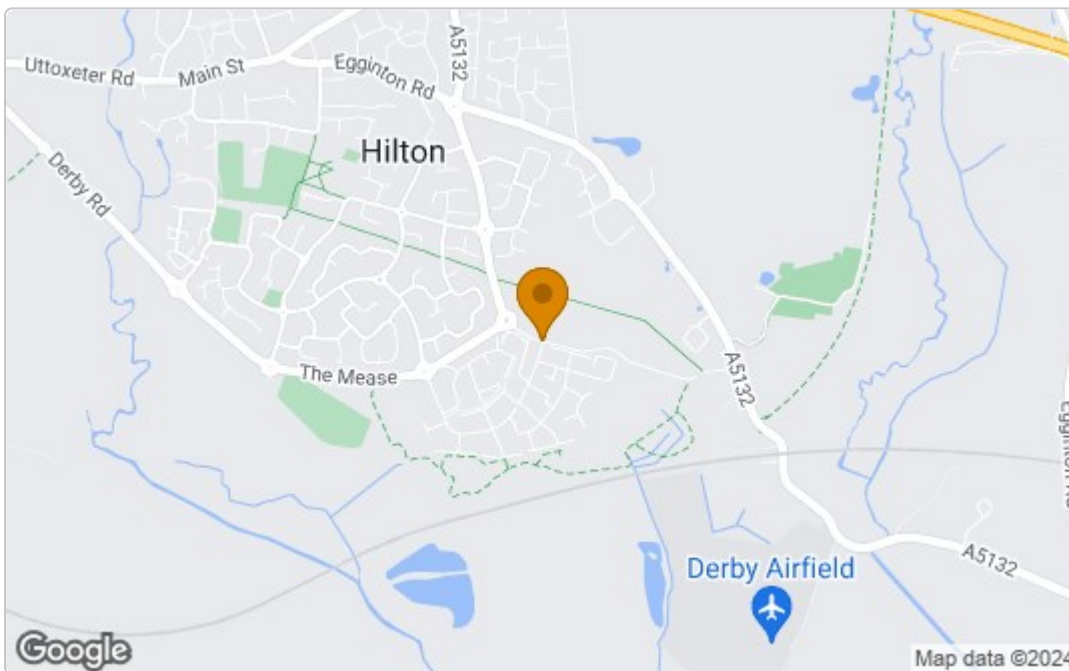
Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 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>		<b>94</b>
(81-91) <b>B</b>	<b>83</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 energy efficient - higher running costs		
England & Wales 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		
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.