



# HOPKINS & DAINTY

ESTATE AGENTS



## Merevale Way, Derby, DE24 3BR

**£325,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this very well presented and spacious, four bedroom detached home. Set on this modern residential development, towards the edge of Derby.

Offering well appointed accommodation throughout, comprising entrance hallway with a guest WC, dual aspect sitting room with French doors opening onto the garden, impressive fitted kitchen/dining room with range of integral appliances and a utility room. On the first floor, the landing providing access to four good sized bedrooms (two with fitted wardrobes). The master bedroom also has an En-suite shower room. There is a family bathroom with a three piece suite. The property has gas central heating and double glazing.

To the side, there is a driveway and a brick GARAGE, along with an enclosed lawn and patio garden.

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 stylish laminate flooring, a radiator, stairs rising the first floor with a cupboard under and doors leading off.

### Lounge 19'8" x 11'3" (6.00 x 3.44)



Generous sitting room with stylish laminate flooring, two radiators, double glazed front and side windows and French doors open onto the garden.

### Kitchen/Diner 19'6" x 11'8" > 9'0" (5.96 x 3.56 > 2.76)



Spacious, open plan kitchen diner, with double glazed front and side windows. Fitted with a range of base and wall units with work surfaces and an inset one and a quarter sink and drainer with tiled splash backs. There is a built in double electric oven, gas hob and hood, along with an integral fridge, freezer and dishwasher. Boiler cupboard housing the wall mounted gas boiler, tiled flooring, two radiators, ceiling spotlights and an opening to:

### Utility Room 6'6" x 5'0" (1.99 x 1.54)



Fitted work surface area with tiled splash backs and storage cupboards. Tiled flooring, integrated washing machine, radiator and ceiling spotlights.

## Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator, ceiling spotlights and an extractor vent.

## First Floor Landing



Access to the loft space. A radiator, generous built in airing cupboard with the hot water cylinder. Doors leading off.

## Master Bedroom 11'6" x 11'0" (3.52 x 3.37)



Double master bedroom with a radiator, double glazed

side window and a door to:

## En-Suite Shower Room 6'5" x 4'11" (1.98 x 1.51)



Comprising double shower enclosure, wash hand basin and WC. Tiled walls and flooring, radiator, ceiling spotlights and an extractor vent.

## Bedroom 2 12'0" x 10'0" (includes wardrobes) (3.67 x 3.07 (includes wardrobes))



Second double bedroom. With fitted floor to ceiling wardrobes and mirror sliding doors; a radiator and double glazed side window.

**Bedroom 3 10'0" x 9'4" overall (3.06 x 2.86 overall)**



Third double bedroom, being dual aspect with double glazed front and side windows and a radiator.

**Bedroom 4 8'4" x 8'0" (+wardrobes) (2.55 x 2.45 (+wardrobes))**



Fourth double bedroom with fitted floor to ceiling wardrobes and mirror sliding doors. A radiator and double glazed front window.

**Family Bathroom 6'7" x 6'0" (2.01 x 1.84)**



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled walls and flooring, radiator, ceiling spotlights, extractor vent and a double glazed front window.

**Frontage**



Front border garden with hedging and a path to the entrance door.

## Driveway



Providing off road parking and access to the garage and rear garden.

## Garage 17'2" x 8'6" max. (5.25 x 2.60 max.)

With an up and over door, electric light and power, roof storage space.

## Garden



Enclosed lawn garden with a large decked seating area, fence and wall boundary. A paved path leads to a further patio seating area with gated access to the driveway and garage. There is also an external power point and side storage area.

## Service Charge

We understand that this property is subject to an annual service charge in the region of £106. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

## 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.

**Ground Floor**

Approx. 54.9 sq. metres (590.7 sq. feet)



**First Floor**

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 109.9 sq. metres (1182.5 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>88</b>
(81-91) <b>B</b>	<b>77</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		
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		
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.