



# HOPKINS & DAINTY

ESTATE AGENTS



**Masefield Avenue, Derby, DE23 1GP**

**£250,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to be offering this extended three bedroom semi-detached house offering modern and move straight into accommodation that offers great family living space. The property has gas central heating and double glazing and a fabulous rear extension providing a large modern open plan kitchen/dining room/living room. In brief the property has to offer: Entrance hall, lounge with bay window, open plan kitchen/diner/living room and a downstairs shower room. To the first floor there are three bedrooms and a bathroom. Outside the property has off road parking to the front and to the rear a large patio with steps leading up to a most useful outdoor building, great for a multitude of uses, i.e home office, home gym, general storage, children's playroom etc. Situated in a most popular location this lovely house is more than worthy of an early internal inspection. 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 LVT flooring, window to the front, stairs off to the first floor, radiator, useful understairs storage cupboard.

### Lounge 11'1" x 10'11" (3.4 x 3.35)



With bay window to the front, radiator, feature electric fire inset into chimney breast.

### Open plan kitchen/dining room/living room 22'8" x 16'4" maximum measurements (6.93 x 4.99 maximum measurements)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset sink unit and drainer, fitted eye level electric grill, fitted microwave, fitted gas hob with extractor panel, integrated fridge/freezer, integrated dishwasher and washing machine, feature lighting into kick boards and above fitted wall units, radiator, LVT flooring, two windows to the rear, double opening French doors to the rear, feature gas fire inset into chimney breast.

### Downstairs shower room



Fitted with a shower cubicle, W.C., vanity unit with inset wash hand basin, fully tiled walls, window to the side, LVT flooring, radiator.

## The first floor



With access to the loft, window to the side.

## Bedroom One 11'0" x 9'10" (3.37 x 3.02)



With built in wardrobes, radiator, window to the front.

## Bedroom Two 10'5" x 10'0" (3.18 x 3.05)



With built in wardrobes, radiator, window to the rear.

## Bedroom Three 5'11" x 6'3" (1.82 x 1.91)



With window to the front, radiator.

## Bathroom



Fitted with a panelled bath with shower over, pedestal wash hand basin, W.C., fully tiled walls, radiator, window to the rear.

## Outside



The property has a block paved frontage providing off road parking. Side gates provide access to the rear garden

which is also block paved. From here steps lead up the outdoor building which measures 4.94 metres x 3.14 metres and has electric, power and some useful fitted kitchen wall and base units.

### **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. 56.3 sq. metres (606.4 sq. feet)



## First Floor

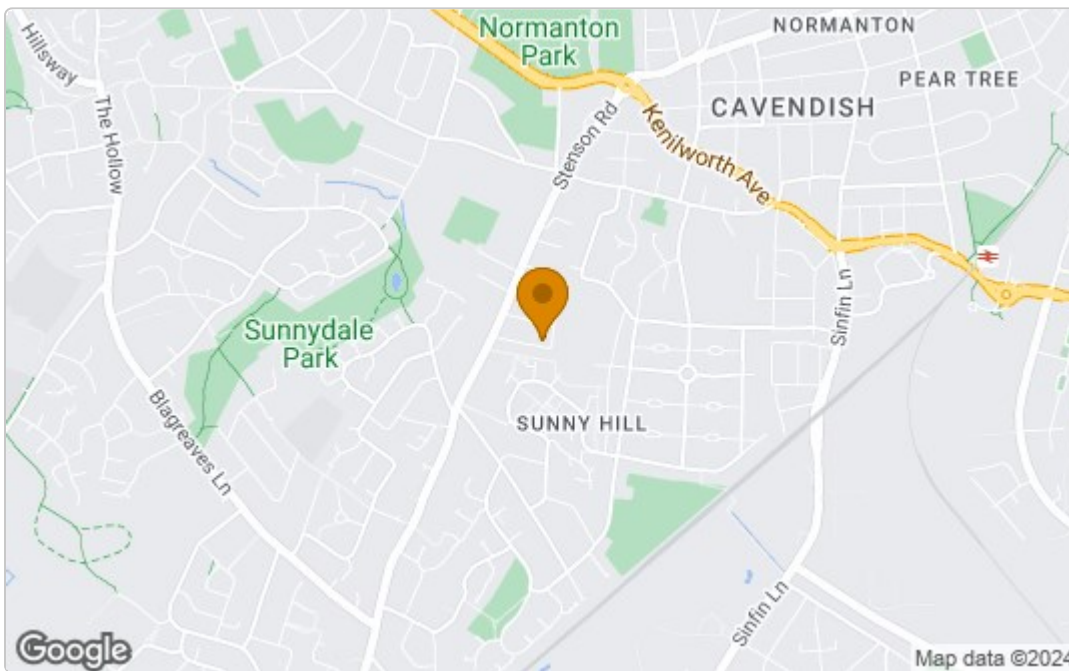
Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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.