



HOPKINS & DAINTY

ESTATE AGENTS



Sutton Lane, Derby, DE65 5FB

£295,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale a most spacious family home set upon a large plot with a very generous rear garden. The property has recently had the benefit of two new bathrooms and also the addition of a log burner in the lounge. In brief the gas centrally heated and double glazed accommodation has to offer: Entrance porch, lounge, dining room, downstairs W.C., and kitchen with access to the single integral garage. To the first floor there are four good sized bedrooms, bedroom one with en-suite shower room and the family bathroom re-fitted with a beautiful four piece suite. Outside there is side by side off road parking to the front and a fabulous sized rear garden. 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.

Lounge 18'3" x 13'4" (5.58 x 4.08)



Kitchen



Dining room 9'7" x 9'10" (2.94 x 3.01)



The first floor



Downstairs W.C



Bedroom One 12'11" x 9'10" (3.94 x 3.02)

En-suite shower room



Bedroom Two 9'10" x 7'3" (3.02 x 2.22)

Bedroom Three 13'5" x 8'4" (4.09 x 2.56)



Outside



Bedroom Four 10'2" x 9'5" (3.10 x 2.88)



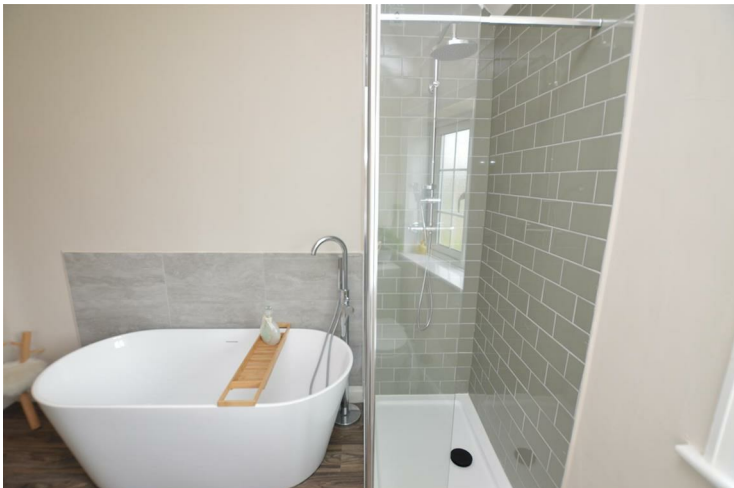
Draft Sales Details

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

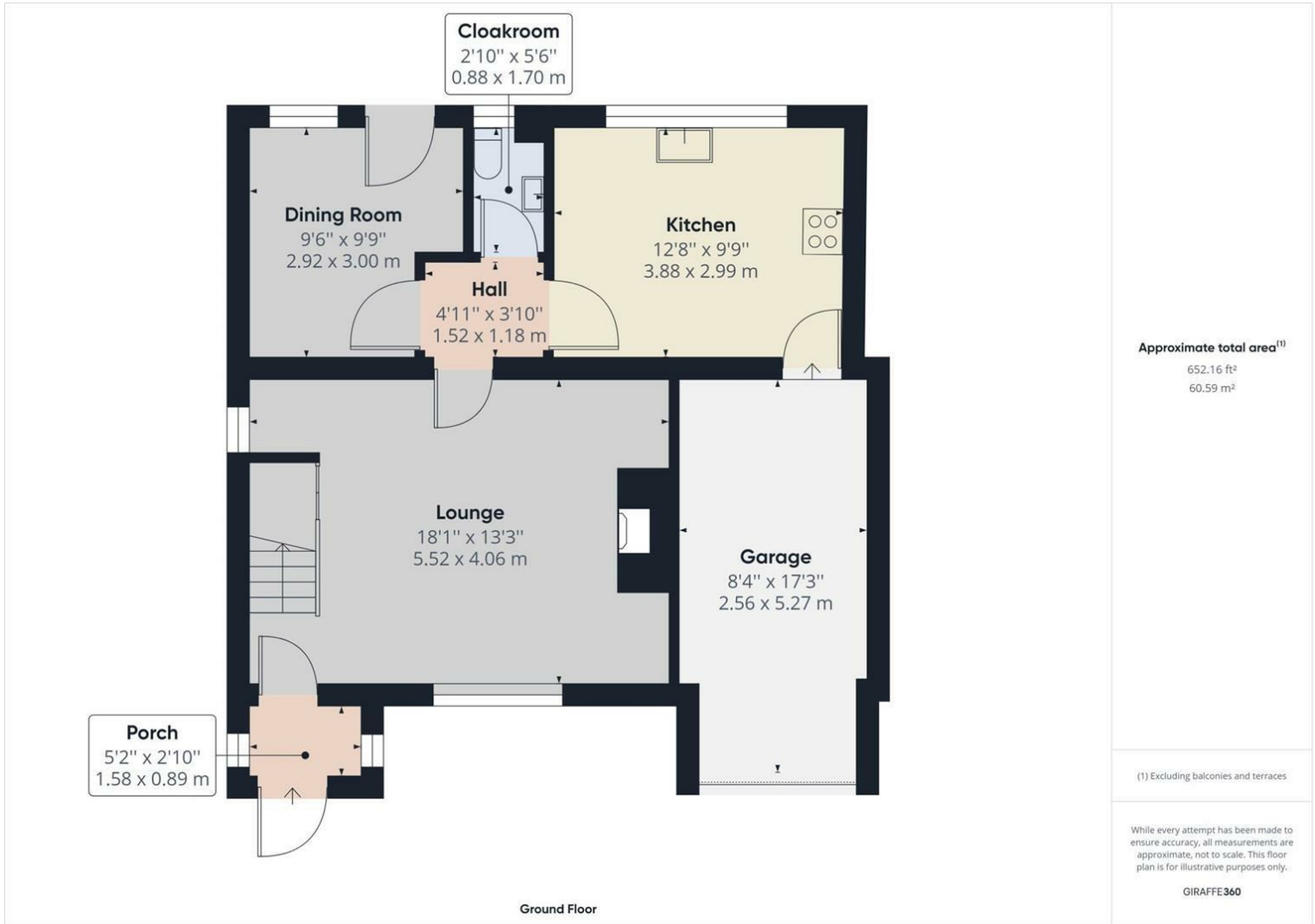
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.

Bathroom

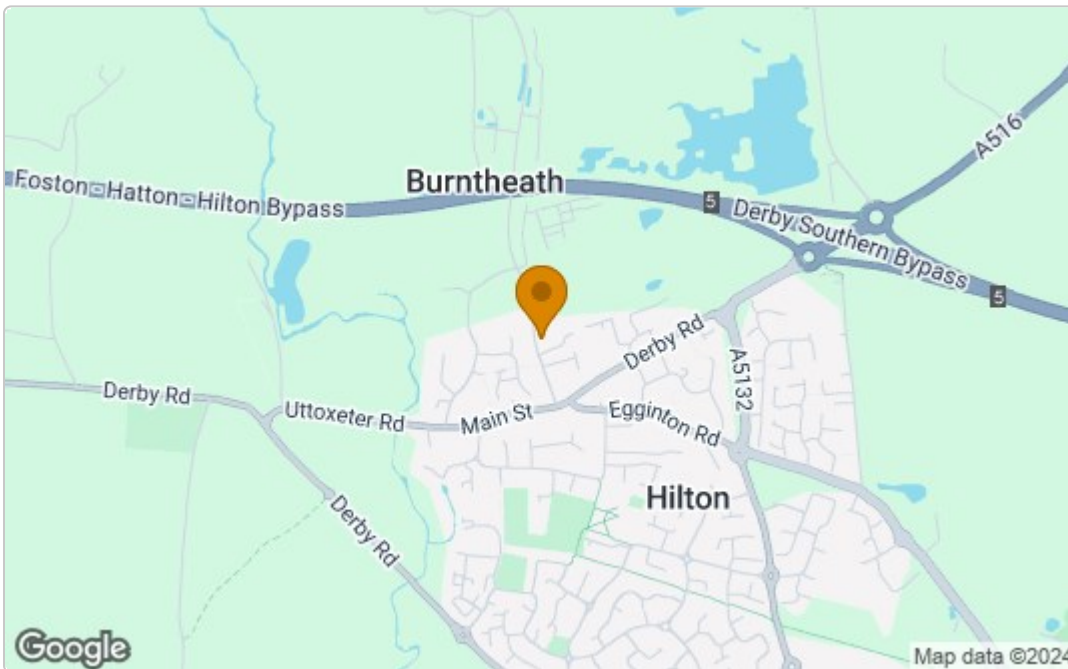


Garage

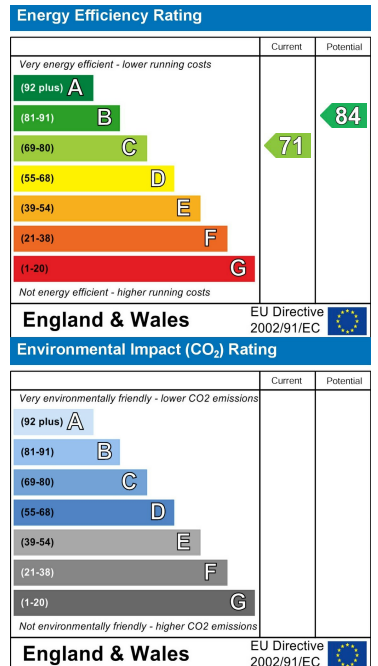
Floor Plan



Area Map



Energy Efficiency Graph



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.