



# HOPKINS & DAINTY

ESTATE AGENTS



**Arnfield Drive, Derby, DE65 5AA**

**£252,500**

**\*\*OPEN 7 DAYS A WEEK\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this well presented three bedroom semi-detached property. Set in a Cul-De-Sac, towards the edge of the village.

The accommodation comprises: entrance hall, a good size front lounge, full width rear dining/kitchen with French doors opening onto the garden and a contemporary kitchen with an integrated oven, hob and dishwasher. There is also a useful utility room and ground floor WC. On the first floor the landing provides access to all three bedrooms and the main family bathroom. The master bedroom has fitted wardrobes and an En-suite shower room. Bedroom two is a double bedroom and bedroom three is a single or useful home office as required. The main family bathroom has a three piece suite including an over bath shower. The property has gas central heating, double glazing, side driveway parking and access to the GARAGE. To the rear there is a pleasant enclosed lawn garden with a decked seating area.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hall



Accessed via a front entrance door with double glazed side panels. With a radiator, stairs rising to the first floor and a door to:

### Lounge 19'3" x 12'4" (into bay) (5.88 x 3.78 (into bay))



Good size sitting room with a double glazed front bay window, radiator, under stairs storage cupboard and a further double glazed side window. Opening to:

### Kitchen/Diner 15'6" x 11'2" (4.73 x 3.42)



Spacious kitchen/dining room with French doors opening onto the rear garden. Fitted range of base and wall units with work surface areas and an inset one and a quarter sink and drainer with a mixer tap. There is s built in electric oven, gas hob, hood and dishwasher; along with a radiator, space for a fridge/freezer and a door to:

### Utility Room 5'10" x 4'4" (1.80 x 1.33)



Useful utility room with a fitted worktop and space for a washing machine and tumble dryer. A double glazed door opens onto the garden and another door leads to:



### Guest WC



With a two piece suite comprising WC and wash hand basin. Radiator, wall mounted gas boiler and a double glazed side window.

### First Floor Landing

With doors leading off, access to the loft space and a radiator.

### Master Bedroom 12'4" > 9'3" x 12'4" > 8'1" (3.78 > 2.84 x 3.78 > 2.47)



Front master bedroom with fitted floor to ceiling wardrobes with mirror sliding doors. Further over stairs storage cupboard, radiator and a double glazed front window. Door to:

### En-Suite Shower Room 6'3" x 5'10" max. (1.93 x 1.78 max.)



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, heated towel rail, extractor vent and a double glazed front window.

### Bedroom 2 10'1" x 8'11" (3.09 x 2.74)



Rear double bedroom with a radiator and double glazed window.

### Bedroom 3 11'2" x 6'3" max. (3.41 x 1.92 max.)



Single third bedroom with a radiator and double glazed rear window.

### Bathroom 6'2" x 5'6" (1.88 x 1.69)



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

### Side Driveway

Path to the entrance door with a storm canopy over. Side driveway parking for more than one car and gated access to the rear garden.

### Garage 19'8" x 9'10" (6.00 x 3.00)

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

### Rear Garden



Enclosed rear lawn garden with an elevated decked seating area and fencing to the boundary.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £250. 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

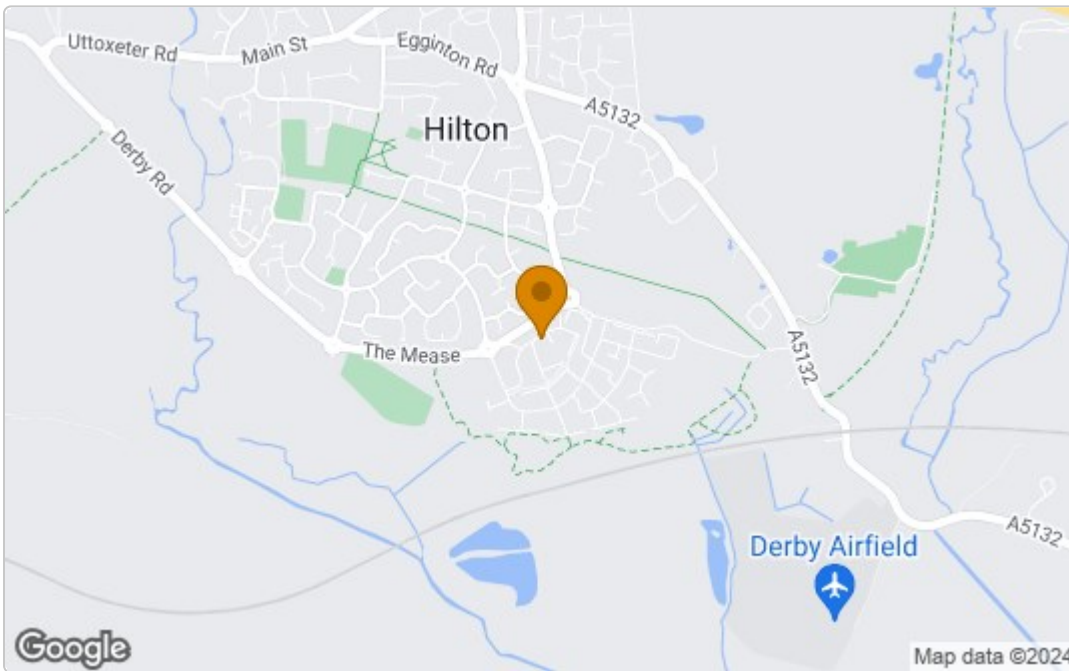
condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

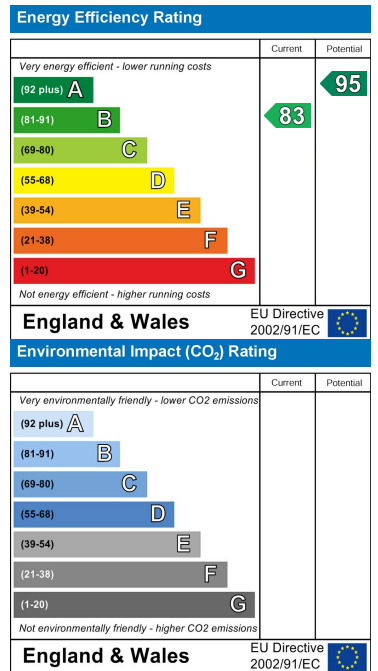


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Plan produced using PlanUp.

## 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.