



# HOPKINS & DAINTY

ESTATE AGENTS



**Kirby Drive, Derby, DE73 6AD**

**£299,995**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this immaculately presented three double bedroom detached house occupying a corner plot with a walled garden on a no-through road. Located within a highly favourable development in Chellaston the property has been owned since new by the current vendor (2.5 years ago) and had many upgrades at the time of purchasing. The accommodation, in brief has to offer: entrance hall, lounge with double opening French doors leading out onto the landscaped rear garden, open plan kitchen/dining room with integrated appliances, utility room and guest W.C. To the first floor there are three bedrooms, bedroom one having an en-suite shower room plus there is a bathroom to service bedrooms two and three. Outside there is a landscaped rear garden and a single detached garage with driveway. The property also benefits from a CCTV system with 3 4K security cameras. Viewing is very highly recommended. 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 radiator, LVT flooring, stairs off to the first floor.

## Lounge 5.61 x 3.12



With LVT flooring, window to the front, double opening French doors to the side leading out onto the rear garden, radiator.

## Kitchen/dining room 5.60 x 2.87



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset sink unit

and drainer, fitted double oven with hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, two windows to the side, one window to the front, built in storage cupboard, LVT flooring, radiator.

## Utility room 1.94 x 1.59



Fitted with base and wall units, working surface, appliance space for washing machine, LVT flooring, radiator, door to the side.

## Guest W.C



Fitted with a W.C., pedestal wash hand basin with tiled splashback, radiator.

## The first floor



With window to the side, built in storage cupboard.

## Bedroom Two 3.23 x 2.55



With windows to the front and side, radiator.

## Bedroom One 5.63 x 3.18 > 1.90



With LVT flooring, window to the front, radiator.

## Bedroom Three 3.79 x 2.30



With window to the side, radiator.

## En-suite shower room



Fitted with shower cubicle, W.C., pedestal wash hand basin, window to the side, LVT flooring, heated towel rail, partially tiled walls.

## Bathroom



Fitted with a panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls, window to the side, LVT flooring, heated towel rail.

## Outside



The property occupies a generous plot and has lawn to the front and side with gated access leading to the landscaped rear brick walled garden which has patio and lawn, outside power points and outside tap and lighting.

## Garage



With power, light and up and over door.

## Estate maintenance charge

### 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

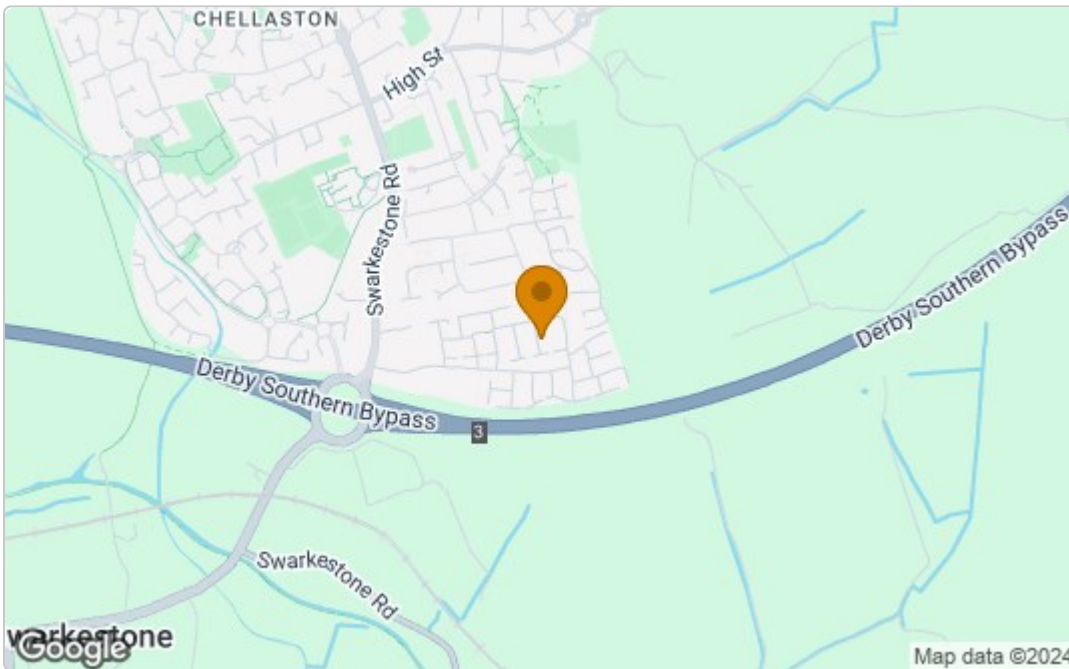


First Floor

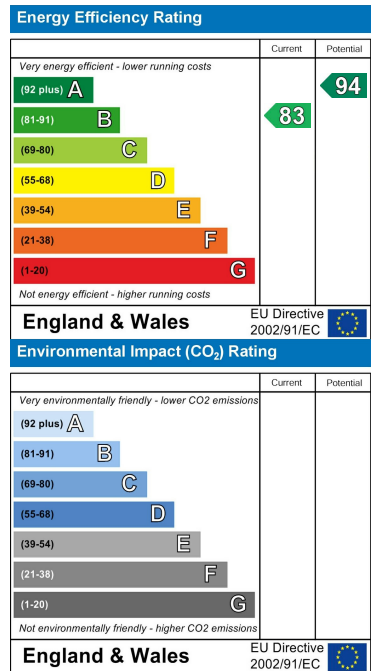


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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