



# HOPKINS & DAINTY

ESTATE AGENTS



## Ladcroft Paddock, Derby, DE22 2GA

**Offers in the region of £475,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this appealing four bedroom detached family home with NO UPWARD CHAIN. Set in a lovely cul-de-sac, adjacent to Allestree Park which offers a beautiful place for walks and recreation. The property offers scope for modernisation and therefore great potential to make this into a stunning family home.

Standing on a generous garden plot with a South facing rear garden, driveway parking and side garage.

The accommodation is accessed via a front porch which leads to the hallway with a guest WC. There is a large lounge/dining room with patio doors opening onto the rear garden and a good size kitchen. On the first floor the landing provides access to all four bedrooms and the bathroom which has a three piece suite.

The property has gas central heating, solar panels (both are untested) and the mixture of sealed unit double glazed windows and single glazed windows.

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.

## Porch



Accessed via a double glazed entrance door with a further double glazed sliding patio door and side window. Single glazed door with a side panel opening to:

## Hallway



With stairs rising to the first floor, a radiator and doors leading off.

## Lounge/Dining Room 23'3" x 15'8" > 13'10" (7.09 x 4.80 > 4.23)



Generous lounge and dining room with a feature tiled fireplace, three radiators, coving to the ceiling, double glazed front and side windows and a double glazed sliding patio door opening onto the rear garden.

## Kitchen 12'6" x 11'0" (3.83 x 3.37)



Fitted range of cupboards and worktops with an inset sink and drainer. Space for a cooker and further appliances and a floor mounted boiler (not tested). Double glazed door and window to the rear elevation and a single glazed side window.

## Guest WC



Fitted with a two piece suite, comprising WC and wash hand basin. With a single glazed window to the porch, under stairs storage cupboard and a further built in storage cupboard.

## First Floor Landing



Built in airing cupboard with the hot water cylinder. Two double glazed side windows and doors leading off.

## Bedroom 1 12'7" x 11'0" (3.86 x 3.37)



Generous main bedroom with a radiator and double glazed rear window overlooking the garden.

## Bedroom 2 11'9" x 11'0" > 9'8" (3.60 x 3.36 > 2.95)



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

## Bedroom 3 9'5" (into wardrobes) x 8'11" (2.88 (into wardrobes) x 2.73)



With fitted storage cupboards and a wardrobe. Radiator

and a double glazed front window.

#### Bedroom 4 11'0" x 7'10" (3.37 x 2.39)



With exposed wooden flooring, a radiator and double glazed rear window.

#### Bathroom 8'0" x 6'0" (2.45 x 1.84)



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, a heated towel rail, double glazed rear window and access to the loft space.

#### Front Driveway + Garden



To the front of the property there is a generous lawn garden and driveway providing off road parking. Access to the garage and gated entry to the rear garden.

#### Garage 16'8" x 14'1" max (5.10 x 4.30 max)

With sliding front doors, electric light and power connected, a single glazed side window and door to the rear garden.

#### Rear Garden



Delightful enclosed rear lawn garden with a Southerly aspect. Mature planted shrubs and trees, along with a brick storage shed.

#### Solar Panels

We are informed that the solar panels are part of a lease agreement. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

#### Important Information

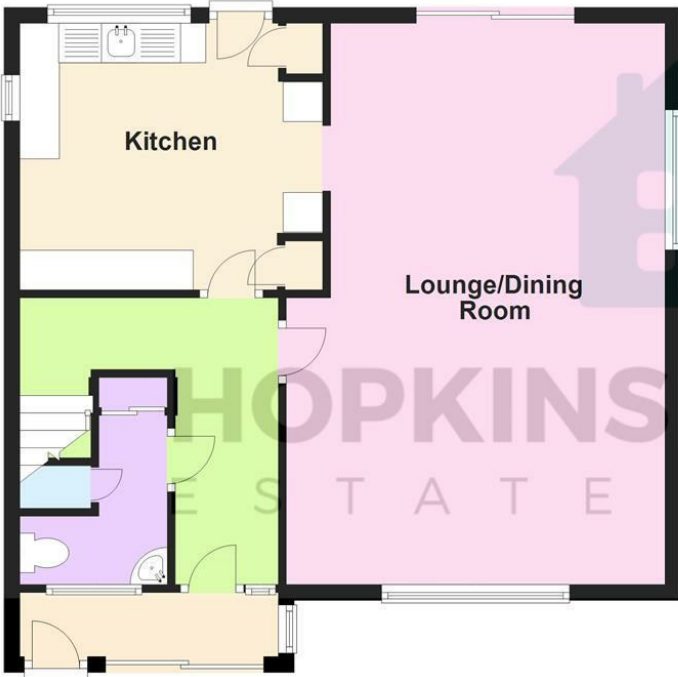
These sales details are produced in good faith with the

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.

# Floor Plan

## Ground Floor

Approx. 60.9 sq. metres (655.2 sq. feet)



## First Floor

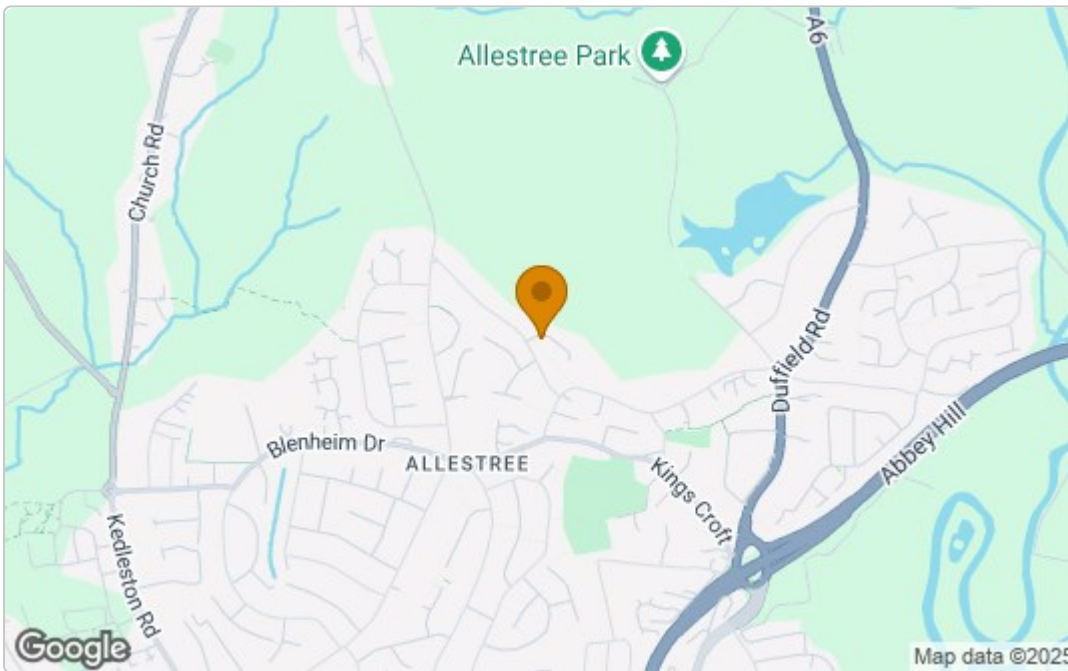
Approx. 57.9 sq. metres (623.2 sq. feet)



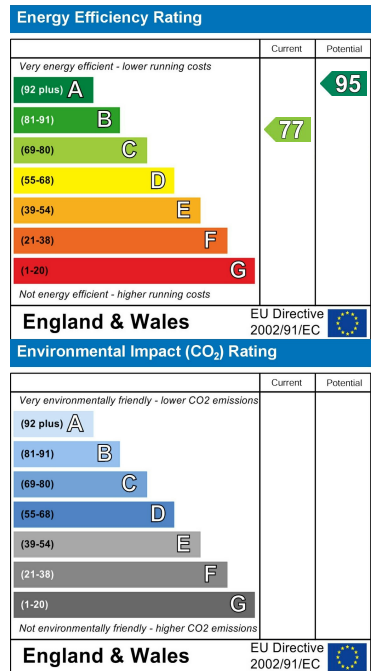
Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

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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.