



HOPKINS & DAINTY

ESTATE AGENTS



Gisborne Close, Derby, DE3 9LU

£400,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented and EXTENDED, four bedroom detached family home. Set at the end of this established residential cul-de-sac in the popular Suburb of Mickleover. Located on the Western side of Derby, falling under the Murray Park School catchment. Offered for sale with NO UPWARD CHAIN and standing on a generous garden plot. An ideal home for a growing family.

Comprising: entrance Hallway, front Lounge with a log burning stove. Large open plan Kitchen and Dining room with electric under floor heating, integrated appliances, a feature Lantern roof light and French doors opening onto the garden. There is also a Utility room and Guest WC. On the first floor, the landing provides access to four Bedrooms (two of which have wardrobes included) and the luxury Bathroom with a three piece suite, including an over bath shower.

To the front of the property there is driveway parking for more than one car and an electric car charging point. The garage has been subdivided into the internal utility room and external storeroom, with light and power connected. To the rear, there is a generous lawn and patio garden.

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.

Hallway



Accessed via a double glazed entrance door. With laminate flooring, a radiator and stairs rising to the first floor.

Extended Kitchen/Dining Room 24'5">11'3" x 24'3">11'8" (7.45>3.45 x 7.40>3.56)



The main feature of this stunning family home has to be the extended kitchen/dining room. With a large double glazed roof Lantern window, providing ample natural lighting and French doors opening onto the rear garden. The kitchen is fitted with a stylish range of base and wall units with worktops and a matching central island with a breakfast bar. There is an inset one and a quarter sink and drainer with a mixer tap and decorative tiled splashbacks. Integral appliances include a built in double electric oven, five ring gas hob, cooker hood and a dishwasher. There is space for a fridge/freezer, laminate flooring with electric under floor heating, two radiators, ceiling spotlights and a designer radiator.

Lounge 11'8" x 11'6" (3.56 x 3.51)



With a feature fireplace housing a log burning stove. A radiator, double glazed front window and double doors opening to the kitchen/diner

Utility Room 8'2">7'7" x 6'5" (2.49>2.32 x 1.96)



Formerly part of the garage, with fitted storage cupboards and a worktop with an inset sink and mixer tap. There is space for a washing machine and tumble dryer along with the wall mounted gas boiler. Tiled flooring and splashbacks, an extractor vent, radiator and double glazed side window.

Guest WC



Two piece suite comprising WC and vanity wash hand basin with a cupboard under. Tiled flooring, a radiator, extractor vent and a double glazed side window.

First Floor Landing



With a double glazed side window, access to the loft space via a pull down ladder (the loft is part boarded with lighting). Attractive wooden doors leading off.

Bedroom 1 11'10" x 11'10" (3.62 x 3.61)



Front double bedroom with a radiator, range of freestanding wardrobes (which are included in the sale) and a double glazed window.

Bedroom 2 11'9" x 9'8" (3.59 x 2.97)



Rear double bedroom with laminate flooring, a radiator and double glazed window overlooking the garden.

Bedroom 3 12'8" x 8'6" (3.87 x 2.60)



With a radiator, freestanding wardrobes (included in the

sale) and a double glazed front window.

Bedroom 4 8'5" x 8'4" (2.59 x 2.55)



Measurements include the cupboard.

Single bedroom with laminate flooring, a radiator, open storage cupboard and a double glazed rear window

Bath/Shower Room 8'0" x 5'8" (2.45 x 1.74)



Luxury bathroom suite with a bath, shower over and screen; vanity wash hand basin and WC. Tiled flooring, a heated towel rail, radiator, ceiling spotlights and an extractor vent. Double glazed rear window.

Front Garden/Driveway

To the front of the property there is a driveway providing off road parking for more than one car. Mature shrub borders, gated side access to the rear garden and access to the garage.

There is also an electric car charging point on the side of the garage.

Garage/Store 9'10" x 8'10" max. (3.00 x 2.70 max.)

With an electric roller door, storage cupboards, light and

power connected.

The garage has been part converted to provide a front storage space and the rear part is now the utility room.

Rear Garden



To the rear of the property, there is an extensive lawn and patio garden with mature borders and a side storage area with a garden shed.

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.

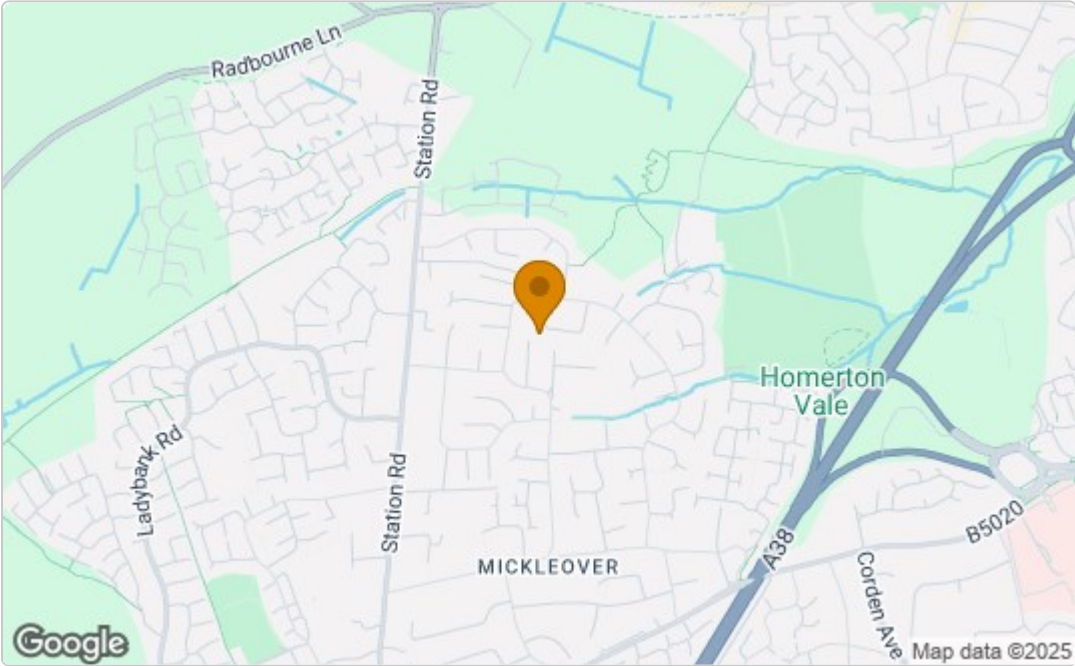
Floor Plan



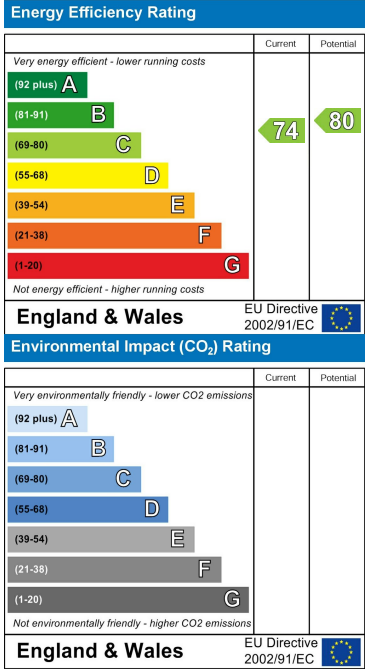
Total area: approx. 142.6 sq. metres (1535.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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