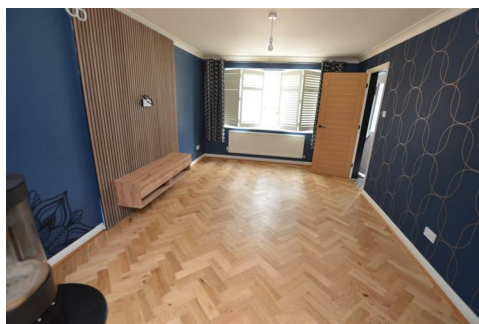




# HOPKINS & DAINTY

ESTATE AGENTS

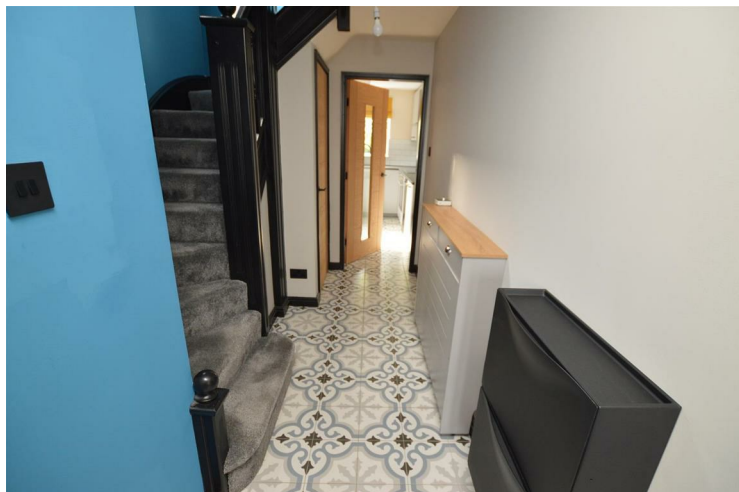


**Pegasus Way, Derby, DE65 5HW**

**£315,000**

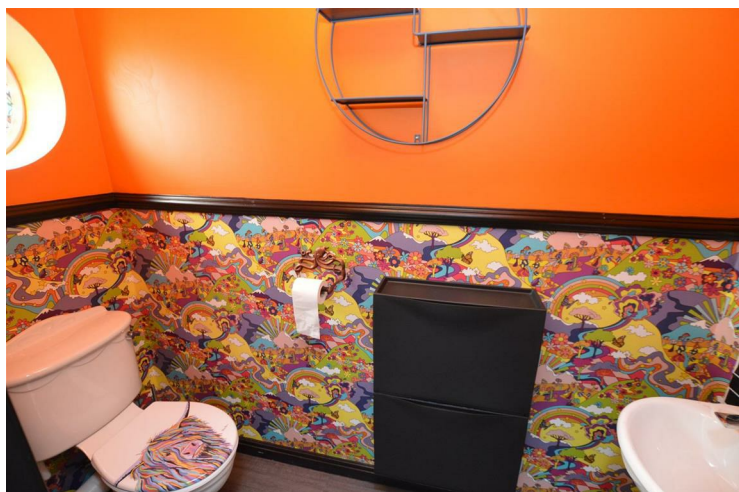
**\*\*OPEN 7 DAYS A WEEK\*\*** - HOPKINS AND DAINTY OF TICKNALL are delighted to market this spacious three bedroom detached house located on a cul de sac within a desirable area of Hilton and coming to the market with **\*NO UPWARD CHAIN\***. The property has been subjected to a scheme of refurbishment to include new bathroom an en-suite shower room and a fabulous WOW factor log burner located in the lounge/diner. In brief the accommodation has to offer: Entrance hall, W.C., lounge/diner with patio door leading out onto the rear garden and a kitchen. To the first floor there are three good sized bedrooms, an en-suite shower room to bedroom one plus a family bathroom. Outside there is off road parking to the front and side leading to a garage which has been partly converted and now providing a useful outdoor office. The rear garden has been designed with low maintenance in mind and has patio and artificial lawn and enjoys a good degree of privacy. 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 stairs off to the first floor, door to:

## Downstairs W.C



With W.C., wash hand basin, circular porthole window to the front, radiator.

Lounge/diner lounge area 15'10" x 10'9" dining area 10'3" x 8'9" (lounge area 4.85 x 3.29 dining area 3.13 x 2.69)



With wood flooring, window to the front, two radiators, feature log burner, coving to the ceiling, double opening French doors to the rear, opening on to the rear garden.

## Kitchen 10'3" x 9'1" (3.13 x 2.77)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset sink unit with drainer, fitted electric oven with hob and extractor over, appliance space for washing machine, dishwasher and fridge/freezer, window to the rear, door to the side, ceramic tiled flooring,

## The first floor

With window to the side, access to the loft.

Bedroom One 9'7" to fitted wardrobes x 10'5" (2.94 to fitted wardrobes x 3.19)



With window to the front, radiator, fitted wardrobes, door to:

### En-suite shower room



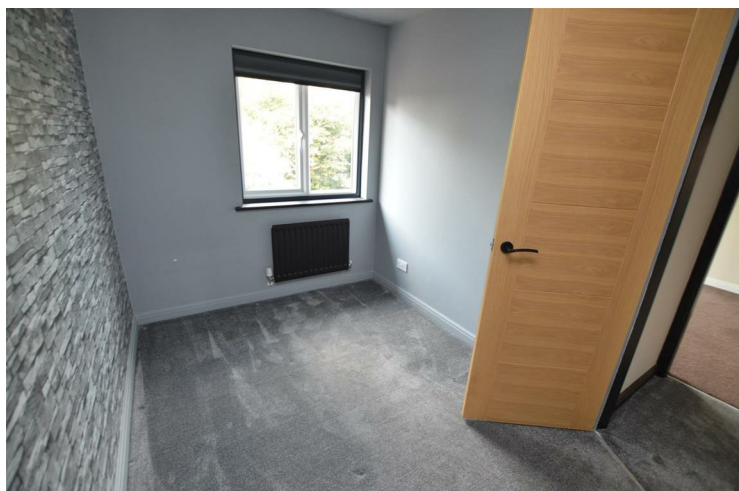
With shower, W.C., vanity unit with inset wash hand basin, heated towel rail, partially tiled walls, window to the side.

**Bedroom Two 11'3" max x 10'2" max (3.44 max x 3.10 max)**



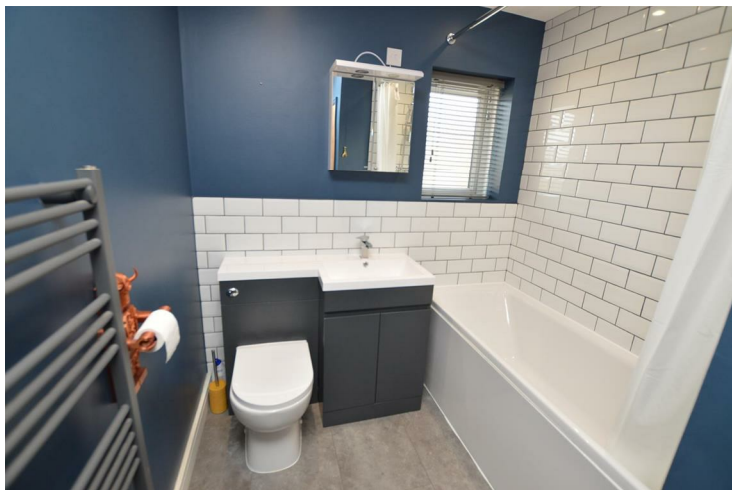
With window to the rear, radiator.

**Bedroom Three 10'5" x 7'0" (3.18 x 2.14)**



With window to the rear, radiator.

### Bathroom



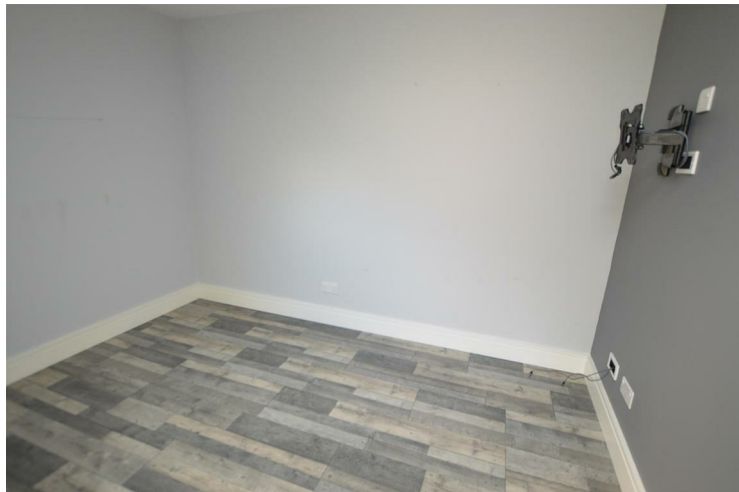
Fitted with a panelled bath with shower over, fitted vanity unit with inset wash hand basin, W.C with concealed cistern, partially tiled walls, window to the front, heated towel rail.

### Outside



The property has a block paved frontage for off road parking and access to the converted garage. The rear garden has a patio and artificial lawn.

### Partly converted garage



the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Rear office space - 3.34 x 2.33 - with electricity and lighting and fixed electric heating, window to the side.

Front storage area - 2.61 x 1.63 with remote controlled up and over door, power and lighting.

### 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.

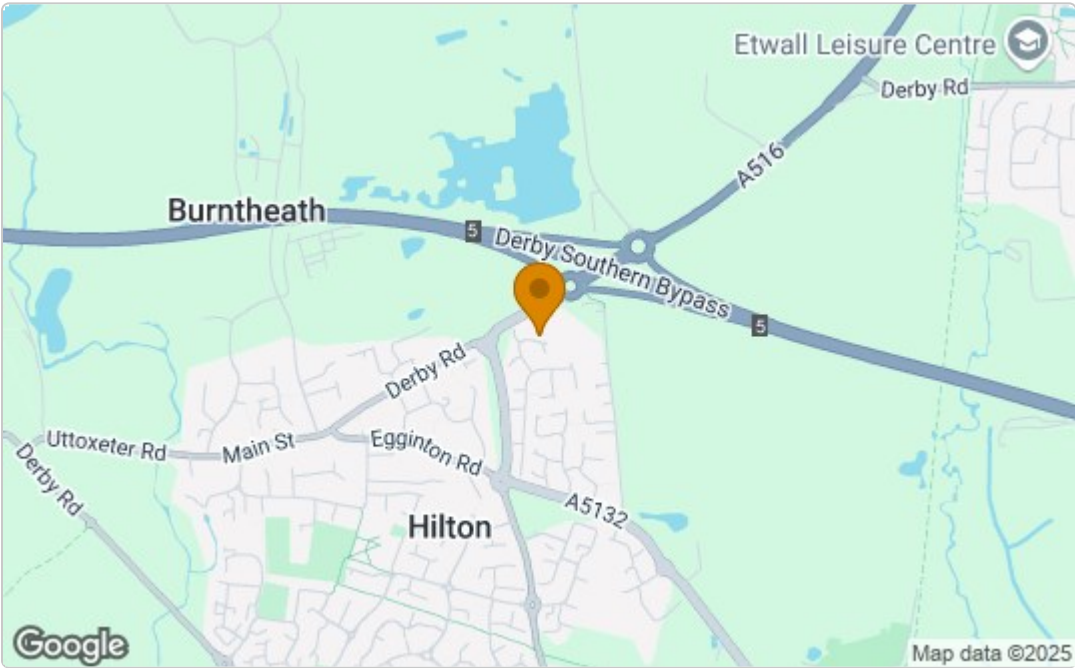
### Important Information

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

Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

