



HOPKINS & DAINTY

ESTATE AGENTS



Wren Park Close, Derby, DE65 6QQ

£285,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this immaculately presented home, providing ready to move into accommodation located at the head of a cul de sac in the this highly favourable village location. In brief the gas centrally heated and double glazed accommodation has to offer: Entrance hall, lounge/diner with double opening French doors leading out onto the rear garden and kitchen with useful understairs storage cupboard. To the first floor there are three bedrooms, bedroom one having the benefit of built in wardrobes and a bathroom. Outside of the property is just as equally immaculate with a detached garage having power and light, a low maintenance rear garden with the frontage providing off road parking. Viewing is 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 stairs off to the first floor, radiator, laminate flooring, door to:

Lounge/dining room



Lounge area: 3.80 metres max x 4.36 metres max with laminate flooring, radiator, window to the front, coving to the ceiling, archway to:

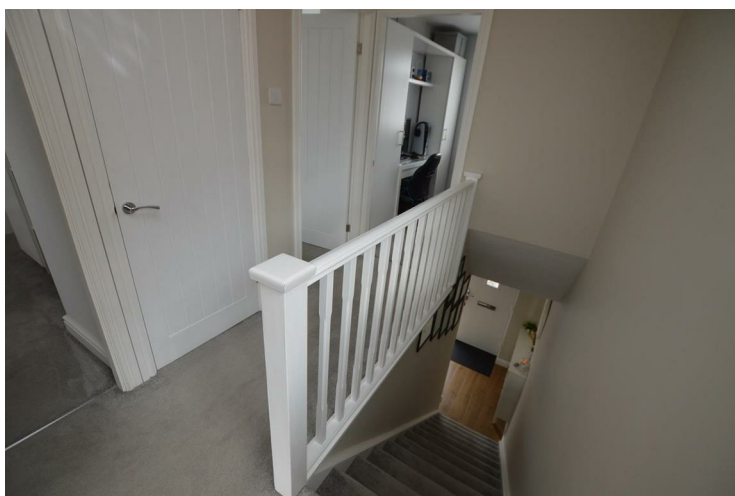
Dining room area: 3.19 metres x 2.57 metres with laminate flooring continued from the lounge, radiator, double opening French doors leading to the rear garden, coving to the ceiling.

Kitchen 10'6" x 8'9" (3.21 x 2.67)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashback, inset sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, appliance space for fridge/freezer and washing machine, understairs storage cupboard with appliance space for tumble dryer, door to the side, window to the rear, radiator, spotlights to the ceiling.

The first floor landing



With built in cupboard, window to the side.

Bedroom One 10'9" to wardrobes x 9'11" (3.29 to wardrobes x 3.03)



With window to the front, radiator, a range of built in wardrobes.

Bedroom Two 10'4" x 9'10" (3.16 x 3.00)



With window to the rear, radiator.

Bedroom Three 7'10" x 7'4" inc bulkhead (2.39 x 2.26 inc bulkhead)



With window to the front, radiator, built in single bed frame over stairs bulkhead.

Bathroom



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

Outside



The front of the property is block paved providing ample off road parking. Gated side access leads to the rear garden which has artificial lawn, patio and raised flower beds.

Garage 16'8" x 8'2" (5.09 x 2.50)

With up and over door, power and lighting.

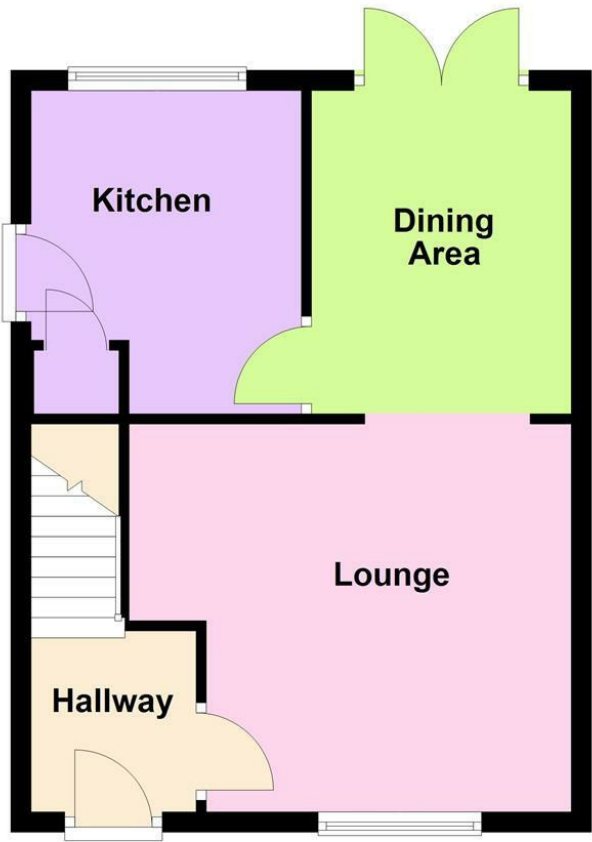
Important Information

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.

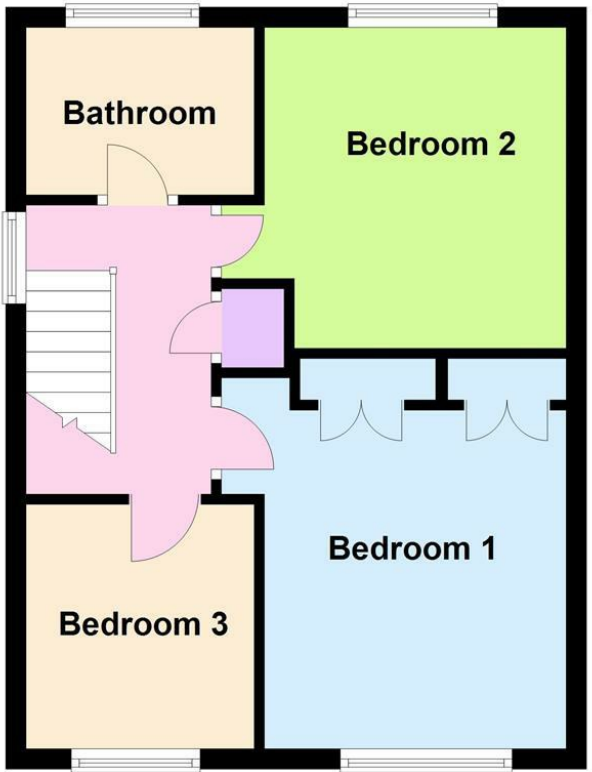
Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



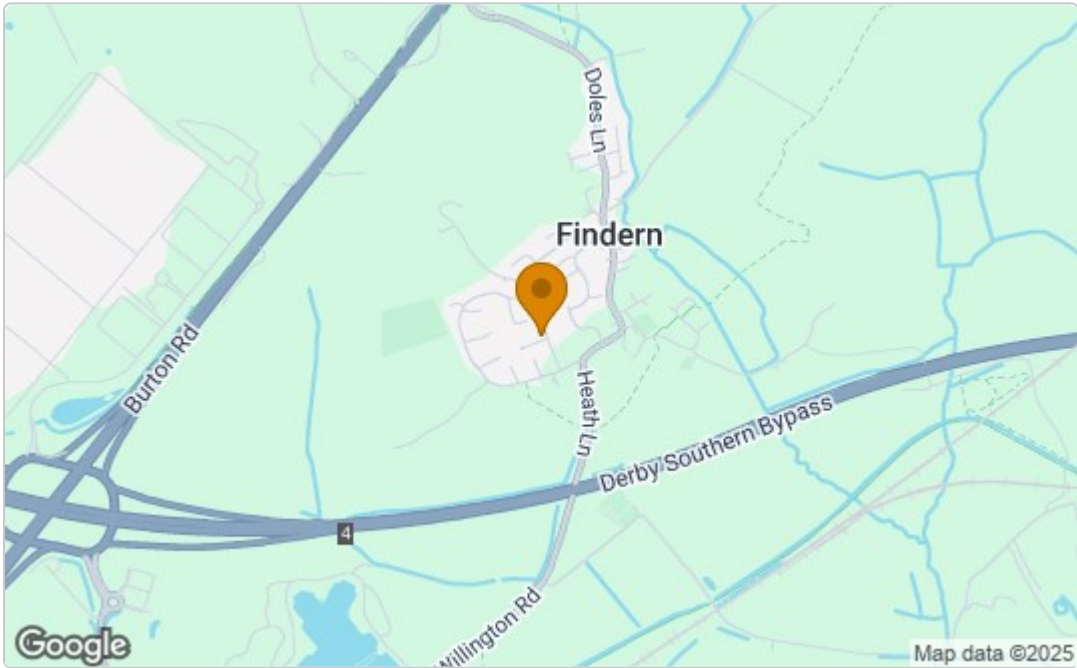
First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)

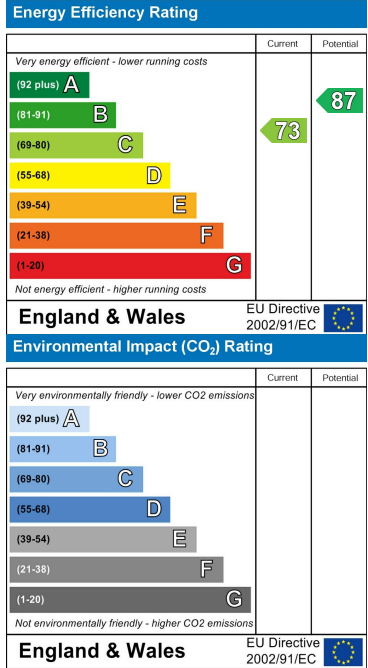


Total area: approx. 75.8 sq. metres (816.4 sq. feet)

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