



HOPKINS & DAINTY

ESTATE AGENTS



Hamlet Court, Derby, DE73 5AH

Offers in the region of £525,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, four double bedroom detached family residence. Set in a Cul-de-Sac on the popular Bonnie Prince estate in Chellaston, in a pleasant position with a South facing rear garden. The property has been well cared for by the current owners and is in a convenient location for access to the nearby Rolls Royce sites at Sinfen and Raynesway; along with access to the A50 which provides onward travel to the M1 near the airport and A38 at the Toyota Island.

The impressive accommodation is ideal for a growing family and comprises: entrance hallway with a guest WC. Bay fronted lounge, formal rear dining room, a fantastic open plan kitchen and sitting room with sliding patio doors opening onto the garden. The kitchen has a comprehensive range of integrated appliances and a utility room which leads through to the double garage. On the first floor, the gallery style landing leads four double bedrooms, all of which have fitted wardrobes. The master bedroom is served with an En-suite bathroom and bedrooms two and three benefit from a Jack and Jill style En-suite shower room. There is also a main family bathroom with a four piece suite. The property has gas central heating, double glazing and PIR lighting on the front porch, along the full length of the double garage, side door and above the rear patio door. Carpets and downlights are also included in sale.

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 leaded light double glazed entrance door with a double glazed side panel. Two radiators, coving to the ceiling and spotlights; stairs rising to the first floor and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, ceiling spotlights and an extractor vent.

Lounge 17'4" x 12'0" (+bay) (5.29 x 3.67 (+bay))



Principal reception room with a double glazed front bay window, two radiators and coving to the ceiling.

Dining Room 12'0" x 10'4" (3.68 x 3.17)



Formal dining room with a radiator, coving to the ceiling and a double glazed rear window overlooking the garden.

Kitchen/Sitting Room



Fantastic open plan kitchen and sitting room, ideal for families and entertaining.

Kitchen Area 16'2" > 12'0" x 10'3" (4.95 > 3.67 x 3.14)



Fitted with a range of base and wall units, worktops and an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. In addition, there are glazed display cabinets, corner shelving and concealed lighting. Built in double electric oven, microwave, gas hob and hood; along with an integrated dishwasher, fridge and freezer. Tiled flooring, a radiator, ceiling spotlights, a double glazed rear window and opening to:

Sitting Area 9'11" x 9'7" max. (3.04 x 2.94 max.)



With a radiator, ceiling spotlights and double glazed sliding patio doors opening onto the rear garden.

Utility Room 9'6" x 5'2" (2.92 x 1.59)



With a fitted storage cupboard, worktop, inset sink and drainer with a mixer tap and tiled splashbacks. Boiler cupboard housing the wall mounted gas boiler; plumbing for a washing machine and space for another appliance. Tiled flooring, ceiling spotlights, an extractor vent, radiator and a double glazed side access door. Under stairs storage cupboard and a door to:

Double Garage 17'3" > 15'7" x 16'2" max. (5.28 > 4.77 x 4.93 max.)

With electric light and power; two up over doors (one of which is electric).

First Floor Landing



Gallery style landing with a decorative balustrade, radiator and ceiling spotlights. Built in airing cupboard housing the hot water cylinder. Access to the loft space via a drop down ladder. The loft is part boarded with lighting.

Master Bedroom 15'5" x 12'2" (4.70 x 3.71)



Measurements do NOT include the wardrobes.
Generous master bedroom fitted with a range of floor to ceiling wardrobes along one wall; a radiator, ceiling spotlights and a double glazed front window. Door to:

En-Suite Bathroom 10'2" x 6'0">5'2" (3.12 x 1.84>1.58)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and a double glazed front window.

Bedroom 2 15'11" x 10'8" (+bay) (4.87 x 3.26 (+bay))



Measurements DO include the wardrobes.
Large double bedroom with fitted floor to ceiling wardrobes, a radiator, part sloping ceiling with spotlights and a double glazed front dormer window. Door to:

Jack & Jill Shower Room 7'11" x 5'4" (2.43 x 1.63)



Useful Jack and Jill style En suite shower room serving bedrooms 2 and 3. With a three piece suite comprising corner shower, pedestal wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, extractor vent and a double glazed side window.

Bedroom 3 12'9" x 10'4">9'3" (3.89 x 3.17>2.84)



Measurements DO include the wardrobes.

Rear double bedroom with fitted floor to ceiling wardrobes, a radiator, ceiling spotlights and a double glazed rear window. Door to the Jack and Jill en-suite shower room.

Bedroom 4 12'2" x 10'4" (3.71 x 3.17)



Measurements DO include the wardrobes.

Fourth double bedroom four with fitted floor to ceiling wardrobes; a radiator, ceiling spotlights and a double glazed rear window.

Family Bathroom 9'1" x 10'4">6'1" (2.79 x 3.17>1.87)



Four piece suite comprising panelled corner bath, a separate shower, pedestal wash hand basin and WC. With tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and double glazed rear window.

Front Garden/Driveway

Driveway parking for up to three cars and access to the entrance door with an open porch and PIR lighting. Attractive lawn garden with borders and gated side entry to the rear garden.

South Facing Rear Garden



Delightful enclosed south facing rear garden. With a patio seating area, shaped lawn with planted borders, an outside tap and lighting, fencing to the boundary and a lovely summer house which is included in the sale.

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.

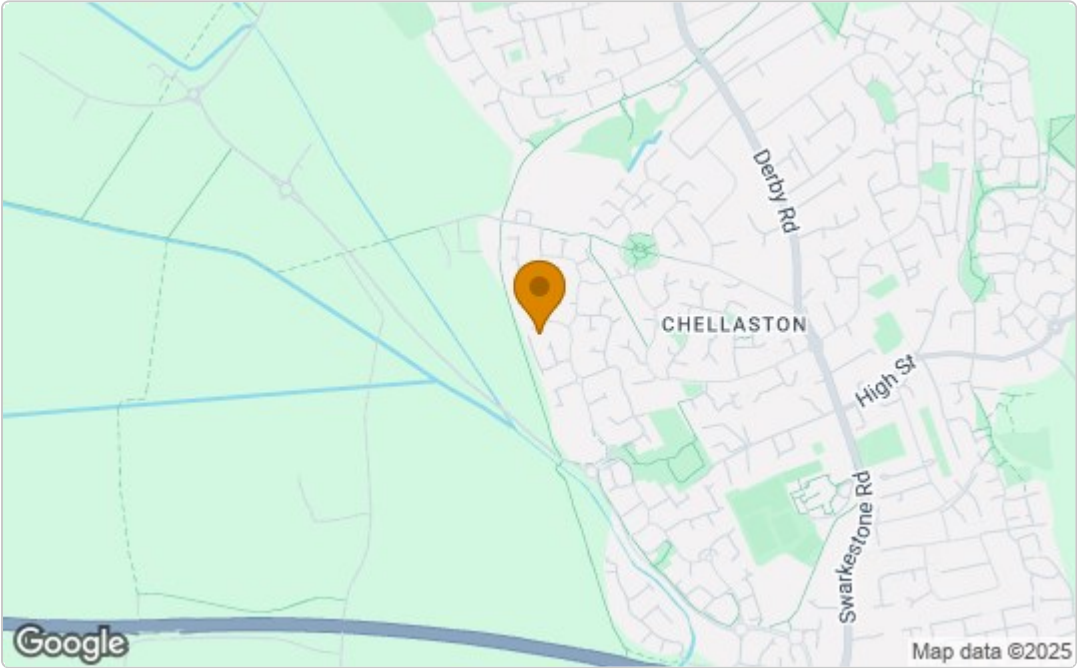
Floor Plan



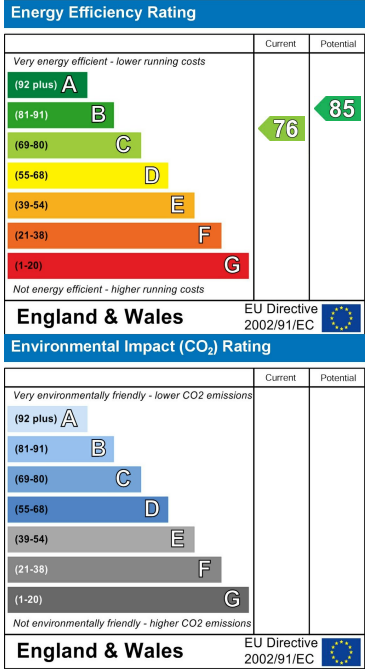
Total area: approx. 192.2 sq. metres (2069.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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