



# HOPKINS & DAINTY

ESTATE AGENTS



## Simcoe Leys, Derby, DE73 6XL

**£210,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well presented two bedroom semi detached home, with NO UPWARD CHAIN. Set in a residential cul-de-sac in the popular suburb of Chellaston. This would make an ideal first home or a buy to let. In a convenient location for access into Derby and the nearby A6/Raynesway, which connects the A50 to the A52, providing onward travel to the M1 and A38.

The accommodation is accessed via a front entrance porch and hall; which leads to the lounge with a feature log burning stove. To the rear is a lovely open plan kitchen and conservatory, with a patio door opening onto the garden. The kitchen has an integrated oven, hob, microwave and dishwasher. On the first floor, the landing provides access to two bedrooms (both with fitted wardrobes) and the stylish bathroom which has a three piece suite including an over bath shower.

The property has gas central heating and double glazing, side driveway parking with a car port, a part size garage and a delightful low maintenance rear garden with a greenhouse and storage shed.

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.

### Entrance Porch



Accessed via a double glazed entrance door, with tiled flooring, double glazed windows and a door to:

### Hall

With stairs rising to the first floor, tiled flooring, a radiator and door to:

### Lounge 13'6" x 10'2" > 8'7" (4.12 x 3.11 > 2.64)



With a feature log burning stove, laminate flooring, radiator, coving to the ceiling and double glazed front window. Door to:

### Kitchen 13'6" x 9'1" (4.14 x 2.79)



Impressive open plan kitchen and conservatory, fitted with a range of base and wall units with worktops and a ceramic inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, hob and hood, along with an integrated microwave and dishwasher. Space for a fridge/freezer, wall mounted gas boiler, tiled flooring a double glazed rear window and under stairs storage cupboard with plumbing for a washing machine. Opening to:

### Conservatory 8'0" x 6'11" (2.46 x 2.11)



With tiled flooring, double glazed windows and a sliding patio door opening onto the garden.



### First Floor Landing



With a double glazed side window, decorative balustrade, radiator and access to the loft space (which is part boarded with a drop down ladder). There is a built in storage cupboard and doors leading off.

### Bedroom 1 13'6" x 9'0" overall (4.12 x 2.75 overall)



Generous front bedroom spanning the full width of the property. With a built in open wardrobe, laminate flooring, radiator, two double glazed front windows and a further over stairs cupboard.

### Bedroom 2 9'4" x 6'11" (+wardrobes) (2.87 x 2.12 (+wardrobes))



Rear bedroom with built in floor to ceiling wardrobes, a radiator and double glazed window.

### Bathroom 6'2" x 6'2" (1.90 x 1.89)



Stylish three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Laminate flooring, tiled splashbacks, a radiator, ceiling spotlights, an extract event and a double glazed rear window.

### Front Garden/Driveway



At the front of a property there is driveway parking with a car port, access to the entrance door and garage along with a hardstanding and outside lighting.

### Rear Garden



Pleasant low maintenance garden with patio and decked seating areas. An artificial grass lawn with borders, a greenhouse, garden shed outside tap and access to the garage.

### Garage/Workshop 11'11" x 7'0" max. (3.65 x 2.15 max.)

Part size garage with an electric up and over door, light and power and a single glazed window and side door.

### 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.

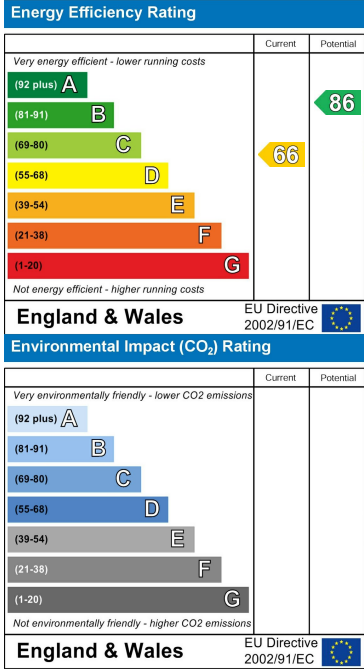
Floor Plan



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.