



HOPKINS & DAINTY

ESTATE AGENTS



Buttonoak Drive, Derby, DE73 6PE

£335,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this beautifully presented four bedroom detached house located within a No-through road in a very popular part of Chellaston. The property has been subject to a scheme of refurbishment over the last five years with new kitchen, new bathroom and en-suite, new boiler, new doors and has to offer: Entrance hall, lounge, open plan kitchen/diner with double opening French doors leading out onto the rear garden, utility room and downstairs W.C. To the first floor there are four bedrooms, a bathroom and en-suite shower room to bedroom one. Outside there are gardens to the front and rear together with generous off road parking and integral single garage. 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, door to:

Lounge 13'9" x 13'0" (4.20 x 3.98)



With bay window to the front, radiator, door to:

Kitchen/diner 18'8" x 9'8" (5.69 x 2.96)



Fitted with a range of matching wall and base units, including breakfast bar, tiled splashback, inset enamel sink unit and drainer, fitted eye level electric double oven, fitted hob, integrated dishwasher, fridge and freezer, radiator, spotlights to ceiling, window to the rear, double opening French doors to the rear leading out onto the rear garden, built in pantry, door to:

Utility room 6'2" x 5'5" (1.89 x 1.66)



Fitted with wall units, matching base unit with working surface over, tiled splashback, inset sink unit and drainer, appliance space for washing machine and tumble dryer, window to the side, door to the rear, door to:

Downstairs W.C



With W.C., fitted vanity unit with inset wash hand basin, tiled splashback, window to the side, radiator.

The first floor

With access to the loft, built in cupboard.

Bedroom One 16'1" into back of built in wardrobes x 9'8"
(4.92 into back of built in wardrobes x 2.95)



With two windows to the front, built in wardrobe, useful
overstairs storage cupboard, radiator, door to:

En-suite shower room



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

Bedroom Two 9'4" x 9'2" (2.87 x 2.80)



With built in wardrobe, radiator, window to the rear.

Bedroom Three 7'10" max x 8'11" max (2.40 max x 2.74
max)



With window to the rear, radiator.

Bedroom Four 7'1" x 7'1" (2.18 x 2.18)



With built in cupboard, radiator, window to the front.

Bathroom



Fitted with a 'p' shaped panelled bath with shower over,
vanity unit with inset wash hand basin, W.C., partially tiled
walls, window to the rear, heated towel rail.

Outside



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.

The property has a large frontage with plenty of off road parking plus a lawn, planted border and access to the single integral garage with up and over door, power and lighting. The rear garden has a lawn, patio and offers a good degree of privacy.

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.

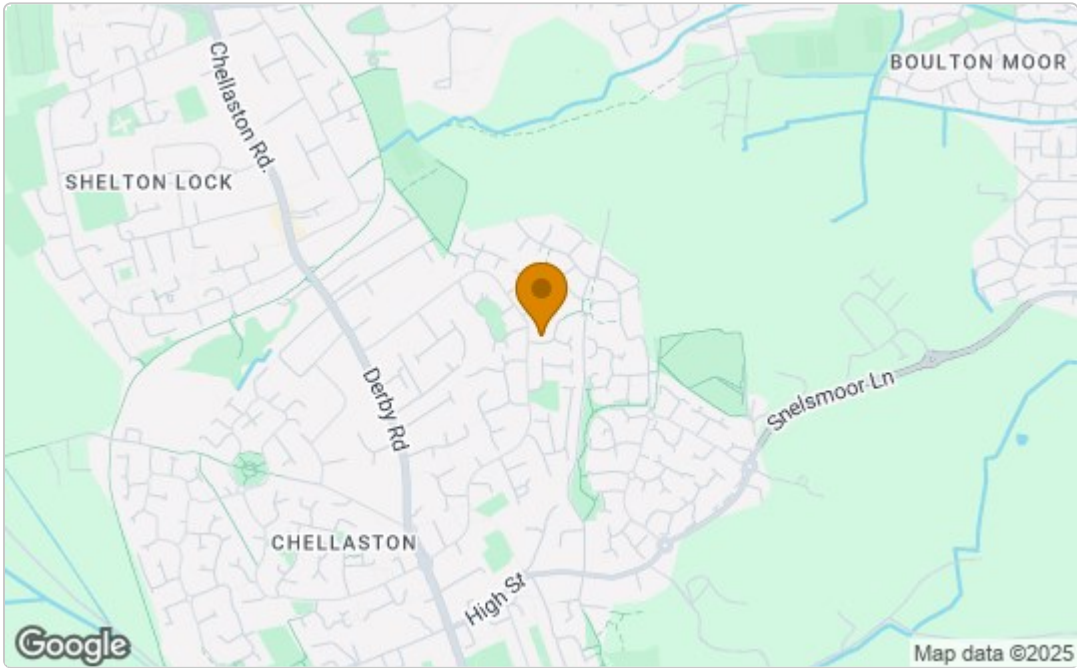
Important Information

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

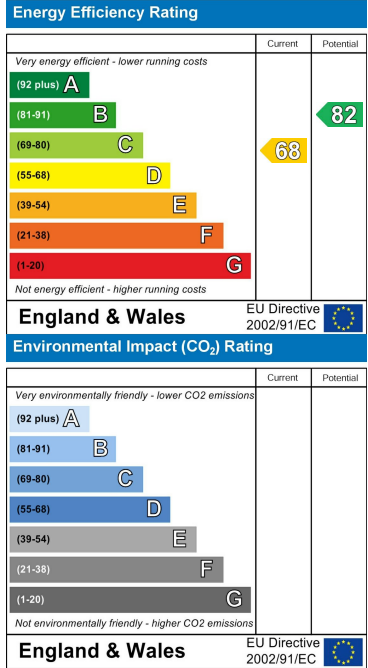


Total area: approx. 103.7 sq. metres (1116.3 sq. feet)
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Plan produced using PlanUp.

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.