



# HOPKINS & DAINTY

ESTATE AGENTS



**Eliot Road, Derby, DE23 3FB**

**£260,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this EXTENDED four bedroom family home. Set in a tucked away position, overlooking the nearby Clemson's Park and falling within the Derby Moor school catchment. This spacious home is offered for sale with NO UPWARD CHAIN

The accommodation is accessed via an open hall which leads into the dining/sitting room. There is a generous side lounge with a feature inglenook fireplace and French doors opening onto the garden. To the rear is a contemporary fitted kitchen with an integrated oven and hob and a guest WC. On the first floor the master bedroom is particularly spacious and has a comprehensive range of fitted furniture, along with a walk in wardrobe and an En-suite bathroom. There are two further double bedrooms and a single fourth bedroom which are served by the main family bathroom. The property has gas central heating and double glazing, along with a nearby communal parking area. Externally, there is a front, side and rear patio garden with mature planted beds and an external store room.

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 Hall



Accessed via a double glazed entrance door. With tiled flooring, a radiator and opening to:

### Dining/Sitting Room 19'10" x 11'4" max. (6.07 x 3.46 max.)



Measurements include the stairs.

With stairs rising to the first floor and a storage cupboard under. An ornamental fireplace, double glazed front window and doors leading off.

### Lounge 18'6" x 16'6" (5.65 x 5.04)



Generous side Lounge with double glazed French doors opening onto the garden. A feature inglenook fireplace, double glazed front window and two radiators.

### Kitchen/Breakfast Room 19'10" x 10'7">9'3" (6.05 x 3.24>2.83)



Fitted with a contemporary range of gloss fronted base and wall units, with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, wall mounted gas boiler, laminate flooring, radiator, double glazed rear window and French doors opening to the garden. Under stairs storage cupboard and a door to:

### Guest WC



Two piece suite comprising WC and wash hand basin. With laminate flooring, a radiator and double glazed rear window.

### First Floor Landing



Built in airing cupboard housing the hot water cylinder. Radiator, access to the loft space and doors leading off.

### Master Bedroom 17'0" x 16'5" (5.19 x 5.02)



Measurements include the wardrobes etc.

Large master bedroom with a range of fitted wardrobes, bedside cabinets and drawer units. Laminate flooring, a radiator, double glazed side window, walk in wardrobe and door to:

### En-Suite Bathroom 10'2" x 4'11" (3.10 x 1.50)



Four piece suite comprising corner bath with a shower over, wash hand basin, WC and a bidet. Radiator, laminate flooring, tiled walls, extractor vent and a double glazed rear window.

### Bedroom 2 11'3" x 10'11" (3.45 x 3.34)



Second double bedroom with a built in storage cupboard, radiator and double glazed front window.



### Bedroom 3 12'0" x 10'7">8'5" (3.67 x 3.25>2.58)



Third double bedroom with a radiator and double glazed rear window.

### Bedroom 4 8'8" x 8'2" (2.65 x 2.49)



Measurements include the plinth.  
Single fourth bedroom with an over stairs plinth, radiator and double glazed front window.

### Family Bathroom 7'7" x 5'5" (2.33 x 1.67)



Three piece suite comprising bath with a shower

attachment and electric shower over. Wash hand basin, WC, heated towel rail, tiled splashbacks and a double glazed rear window.

### Front/Approach



The property is approached via a shared walkway with steps leading to the entrance door. At the front there is a paved garden and gate to the side/rear garden.

### Side Garden



Low maintenance patio garden with mature planted shrub beds and fencing to the boundary. Opens to:

## Rear Garden



With established planted borders and a path to the rear kitchen door. Access to the external storage room.

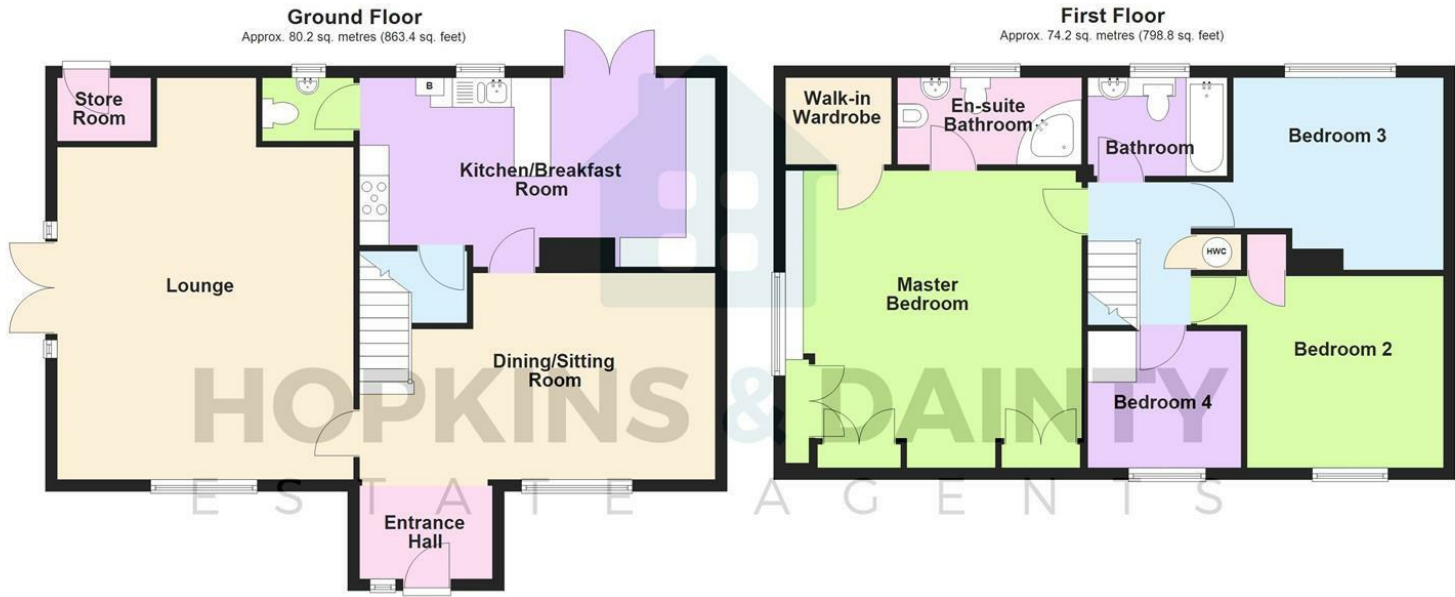
## External Store Room 5'2" x 3'6" (1.60 x 1.08)

### 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.



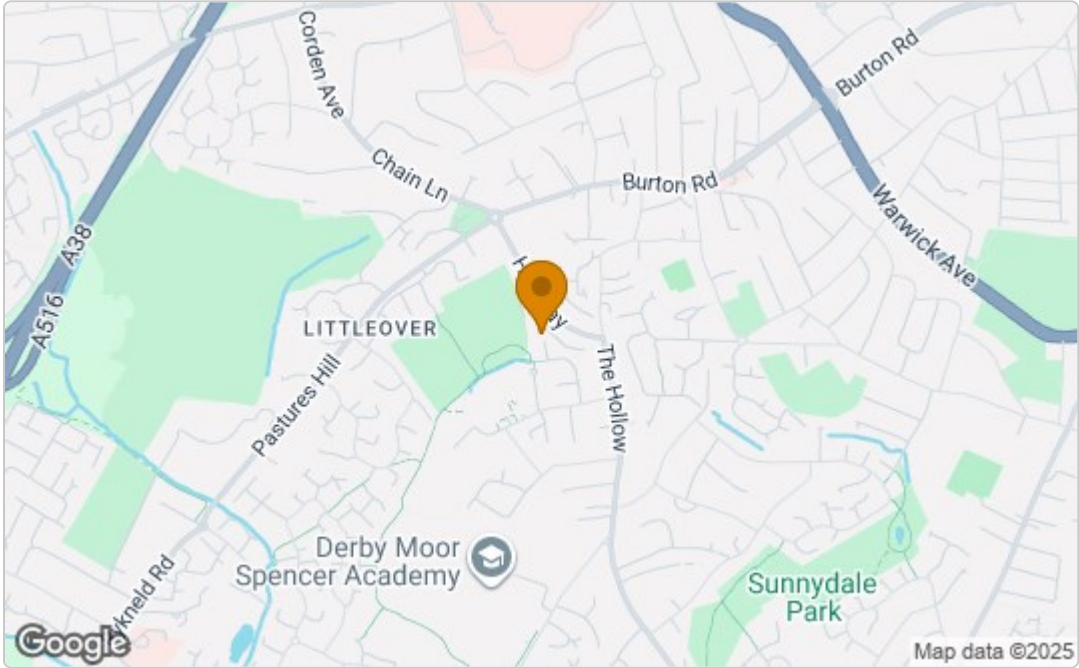
Floor Plan



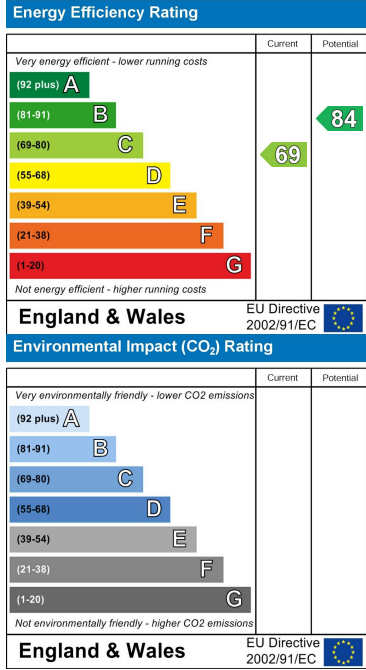
Total area: approx. 154.4 sq. metres (1662.2 sq. feet)

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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.