



# HOPKINS & DAINTY

ESTATE AGENTS



## Lily Street Farm, Alferton, DE55 1FJ

**£494,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE DENBY. A BRAND NEW HOME on the edge of Swanwick, near Alferton.

Set on this up and coming new estate, convenient for access to the A38 with onward travel to the M1 at Junction 28 or into Derby. The DENBY is a 5 bedroom detached house with an integral double garage and rear garden. The accommodation comprises: Entrance hall, bay front lounge, full width rear kitchen/dining/family room with French doors opening onto the rear garden and a utility room and guest WC. On the first floor there are four double bedrooms, the master bedroom has a dressing room and en-suite shower room. There is also a second en-suite shower room serving bedroom 2, a fifth single bedroom and separate family bathroom with a three piece suite. The property has gas central heating and double glazing.

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. PLEASE NOTE that the images shown may not be of the actual plot that is for sale, but have been taken from a similar style house on the same development. Reservation fees apply.

Entrance Hall



First Floor Landing



Lounge 15'4" x 12'7" (4.69 x 3.85)



Master Bedroom 12'2" x 11'10" (3.73 x 3.62)



Kitchen/Diner/Family Room 35'10" x 11'10" max. (10.93 x 3.62 max.)



En-Suite Bath/Shower Room



Utility Room



Bedroom 2 16'0" x 8'9" (4.89 x 2.68)



En-Suite Shower Room



Guest WC



Bedroom 3 15'9" x 10'10" max. (4.82 x 3.31 max.)



**Bedroom 4 12'6" x 12'6" (3.82 x 3.82)**



**Bedroom 5 9'3" x 6'9" (2.83 x 2.08)**



**Bathroom**



**Front/Driveway**

**Garage**

**Rear Garden**



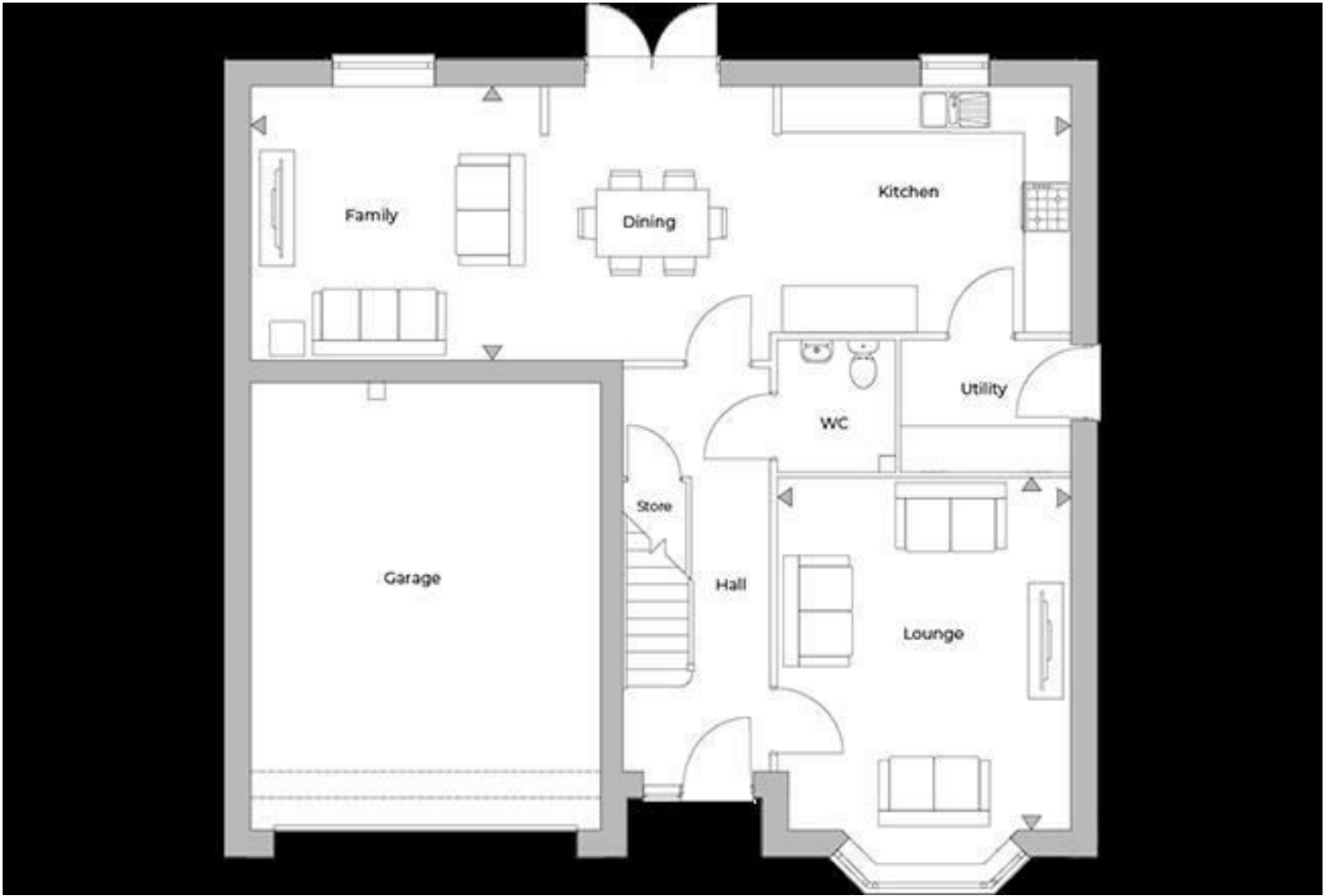
## **Peveril Homes**

Please note images and descriptions are for representative purposes only. Peveril Homes reserve the right to make amendments. For further information please contact the Sales Manager. Reservation fees apply.

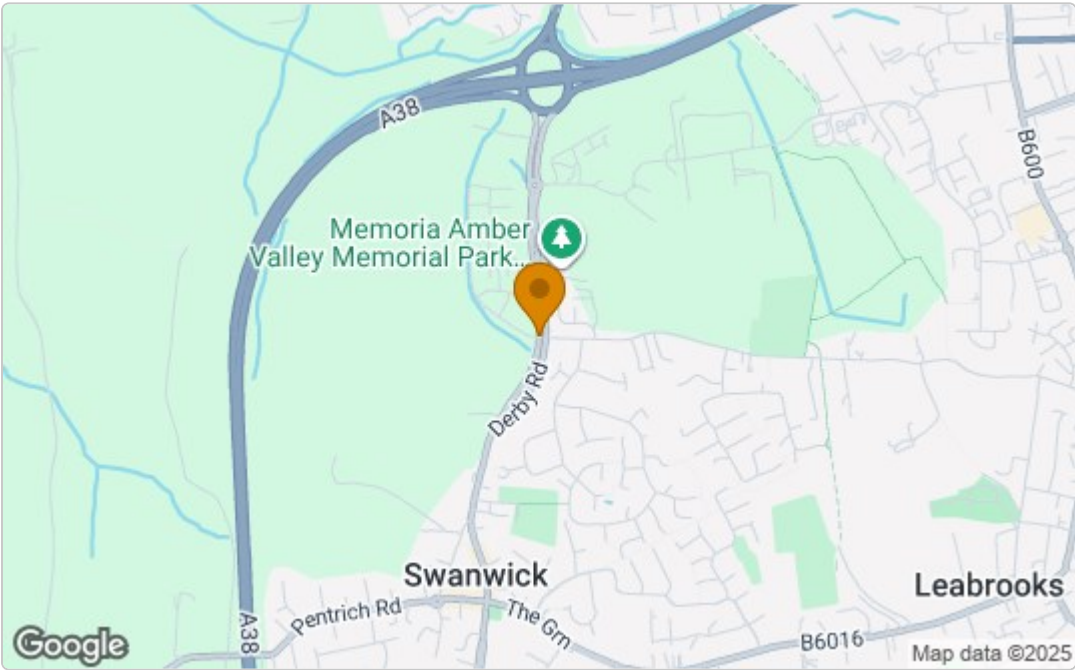
## **Important Information**

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.

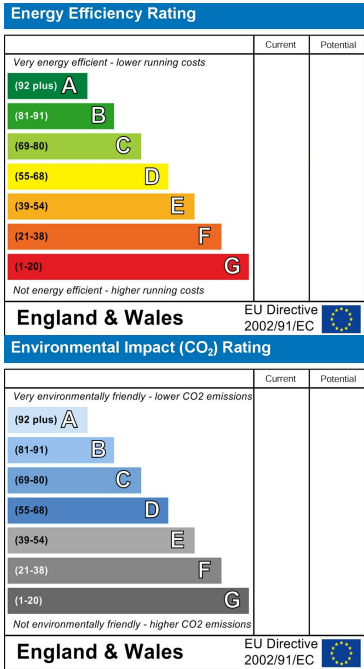
Floor Plan



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.