



# HOPKINS & DAINTY

ESTATE AGENTS



**Tivey Way, Derby, DE73 8JS**

**£325,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to offer this beautifully presented and spacious town house. Situated in the popular South Derbyshire market town of Melbourne. With an abundance of local shops, services and attractions; whilst also being convenient for the nearby airport, M1, A50 + A42.

Built by Davidsons Homes, the property has a pleasant outlook towards a green space and playground. The accommodation comprises: entrance hall, bay fronted lounge, a full width rear kitchen/dining room with a range of integrated appliances and French doors opening onto the garden; along with a guest W.C. On the first floor there are three double bedrooms; the master having an En-suite shower room and fitted wardrobes. The main bathroom has a four piece suite including a separate shower and also has a private door to the rear bedroom to create a second en-suite option. The property has gas central heating and double glazing; a side car port, garage and low maintenance rear garden.

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

### Lounge 14'7" x 11'0" (4.47 x 3.36)



With two radiators, a double glazed front bay window providing ample natural lighting and a door to:

### Kitchen/Diner 15'2">11'10" x 11'1">7'6" (4.63>3.62 x 3.38>2.30)



Spanning the full width of the property with French doors and side panels opening onto the rear garden. Fitted with a contemporary range of base and wall units with worktops and an inset sink and drainer. There is a built in double electric oven, gas hob and hood; along with an integrated microwave, dishwasher, fridge and freezer. Tiled flooring, a radiator, space/plumbing for a washing machine, boiler cupboard housing the wall mounted gas boiler, a built in storage cupboard and a door to:

### Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring and splashbacks, a radiator and part sloping ceiling with an extractor vent.

### First Floor Landing



Built in airing cupboard housing the hot water cylinder. Access to the loft space, a radiator and doors leading off.

### Master Bedroom 14'7" x 9'1" (4.47 x 2.77)



Measurements do not include the wardrobes.

Generous master bedroom with a range of fitted floor to ceiling wardrobes along one wall. Two radiators, a double glazed front window and door to:

**En-Suite Shower Room 6'9" x 6'7" max. (2.07 x 2.01 max.)**



Stylish three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a radiator, over stairs storage plinth, ceiling spotlights, an extractor vent and a double glazed front window.

**Bedroom 2 15'2">11'0" x 9'2">5'11" (4.64>3.37 x 2.80>1.82)**



Rear double bedroom with a radiator, double glazed window and private door to the bath/shower room.

**Bath/Shower Room 9'3" x 8'4" max. (2.82 x 2.56 max.)**



With a four piece suite comprising bath with a shower attachment, separate shower, wash hand basin and WC. Tiled flooring and splashbacks, a radiator, spotlights, extractor vent.

**Bedroom 3 10'3" x 8'4" (3.13 x 2.55)**



Front double bedroom with a radiator and double glazed window.



### Car Port 16'4" x 9'2" max. (5.00 x 2.80 max.)



Useful side car port providing covered parking, access to the garage and gated entry to the rear garden.

### Garage 16'10" x 8'8" max. (5.15 x 2.65 max.)

With an up and over door, electric light and power and roof storage space.

### Garden



Low maintenance rear garden with an outside tap and lighting. Comprising artificial grass lawn which leads to an elevated decked seating area.

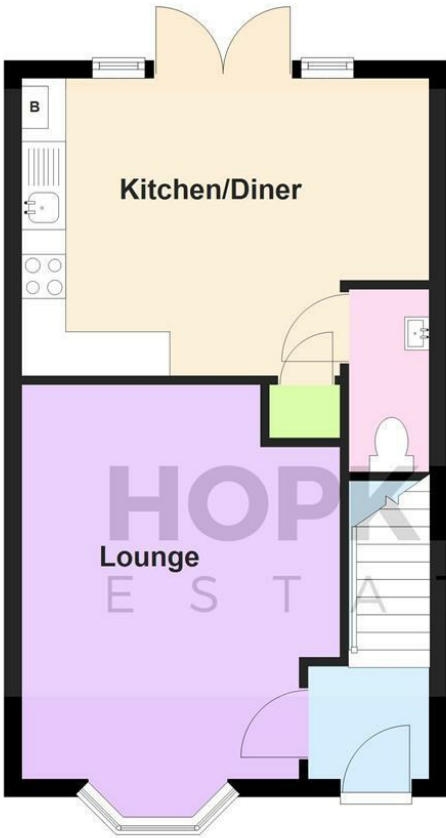
### Important Information

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.

Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



First Floor

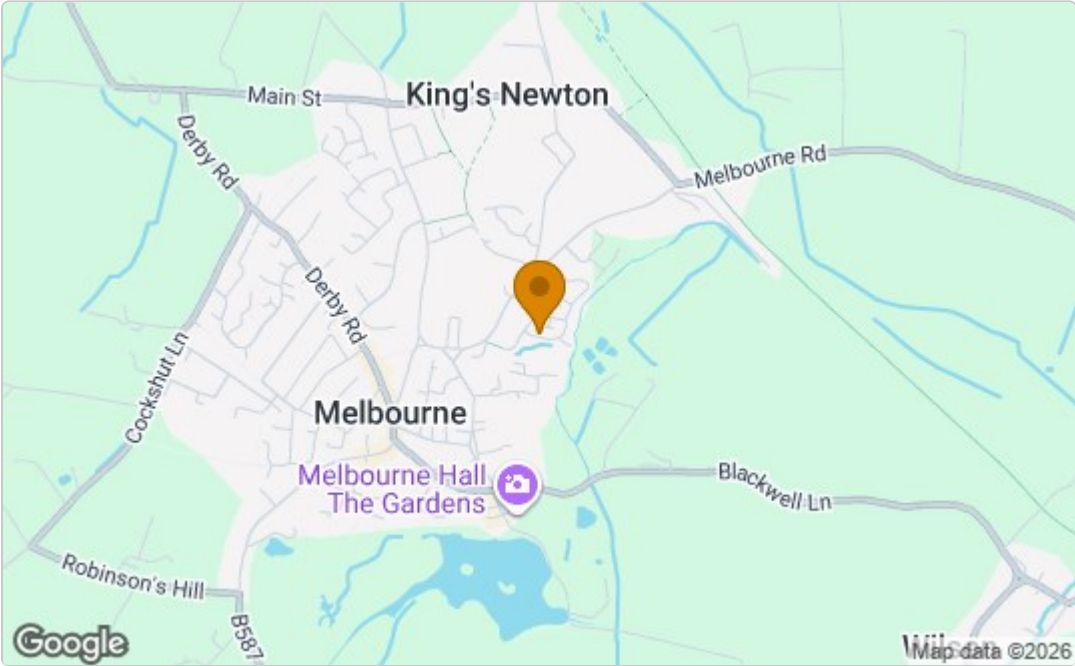
Approx. 51.2 sq. metres (551.3 sq. feet)



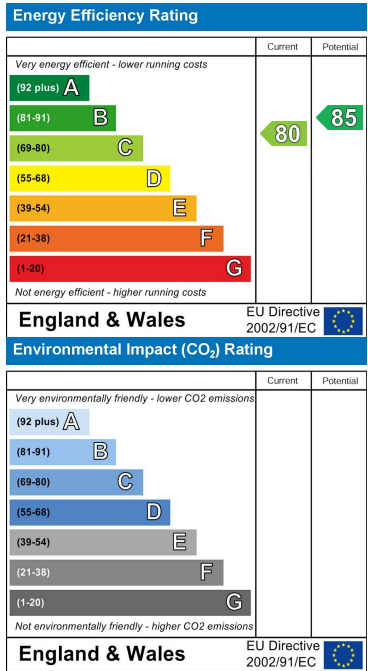
Total area: approx. 88.2 sq. metres (949.8 sq. feet)

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.