



HOPKINS & DAINTY

ESTATE AGENTS

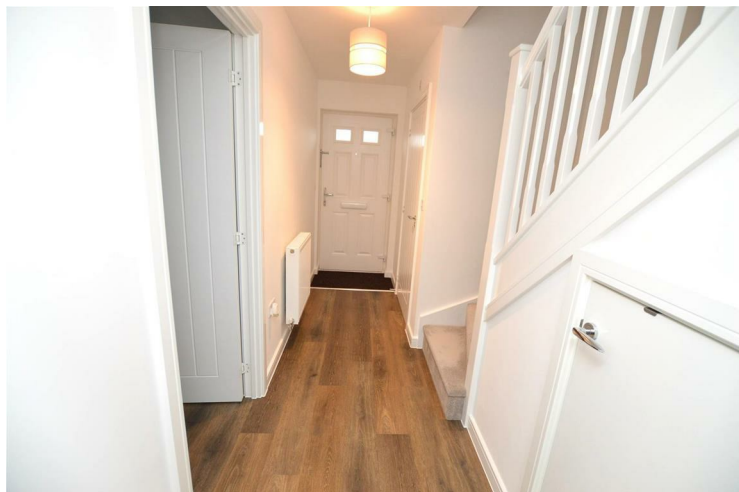


Claremont Lane, Derby, DE65 5RR

£279,950

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this spacious, IMMACULATEDLY presented THREE DOUBLE BEDROOM semi-detached property, meticulously cared for by the present owners and only selling due to re-location. The property, built by Bellway Homes in 2025 (includes the 10 year NHBC warranty) with is located on the highly regarded Cherry Meadow development on the edge of Hatton and has beautiful open rural views to the front and comes with the added benefit of photovoltaic solar panels. In brief, the accommodation has to offer: Entrance hall with understairs storage cupboard and Amtico flooring, downstairs W.C., kitchen/diner with continued Amtico flooring and lounge with double opening French doors onto the rear garden. To the first floor there are three bedrooms, a bathroom and a spacious landing/lobby which would lend itself to a useful office space if working from home. To the second floor is bedroom one, a most spacious room with an en-suite dressing area and en-suite shower room. Outside there is a neat and landscaped rear garden with shaped lawn and planted borders with side gated access leading to the detached garage which has electricity and power, an electric pod point together with a driveway providing off road parking. A great location with comprehensive amenities close by and local communication links a short drive away, viewing is very highly recommended. 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 ~Amtico flooring, useful understairs storage cupboard, radiator, stairs off to the first floor.

Downstairs W.C



With pedestal wash hand basin with tiled splashback, W.C with concealed cistern, radiator, ceramic tiled flooring, window to the front.

Kitchen/diner 13'11" x 7'7" (4.25 x 2.33)



Fitted with a range of matching wall and base units,

working surface with matching upstand, inset stainless steel sink unit with drainer, fitted electric oven with induction hob and extractor over, appliance space for washing machine and fridge/freezer, radiator, window to the front, Amtico flooring, spotlights to the ceiling.

Lounge 15'0" x 10'9" (4.58 x 3.29)



With double opening French doors leading out onto the rear garden, radiator.

The first floor



With radiator, window to the front, large storage cupboard.

Bedroom three 12'0" x 8'2" (3.66 x 2.51)



With radiator, window to the front.

Bedroom two 12'9" x 8'3" (3.90 x 2.53)



With window to the rear, radiator.

Bathroom



Fitted with a panelled bath, pedestal wash hand basin, ceramic tiled flooring, W.C., radiator, partially tiled walls, window to the rear.

The second floor

Bedroom one 12'0" x 11'6" (3.68 x 3.51)



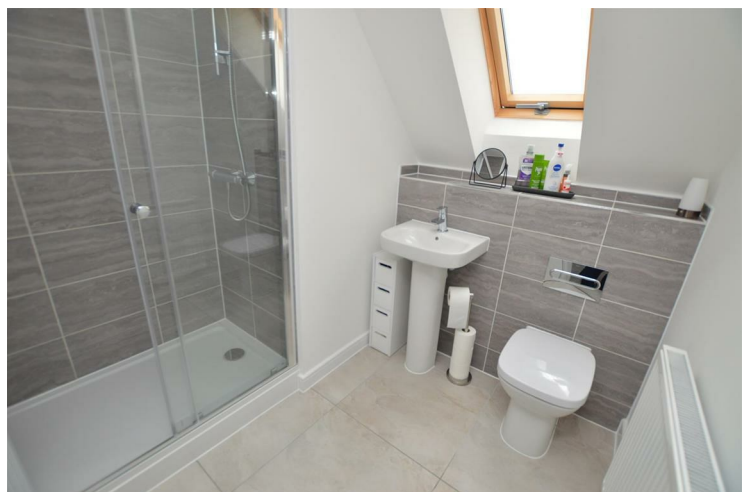
With window to the front, access to the loft, radiator, opening to:

Dressing room 7'7" x 7'3" (2.32 x 2.21)



With Velux window to the rear, radiator.

En-suite shower room



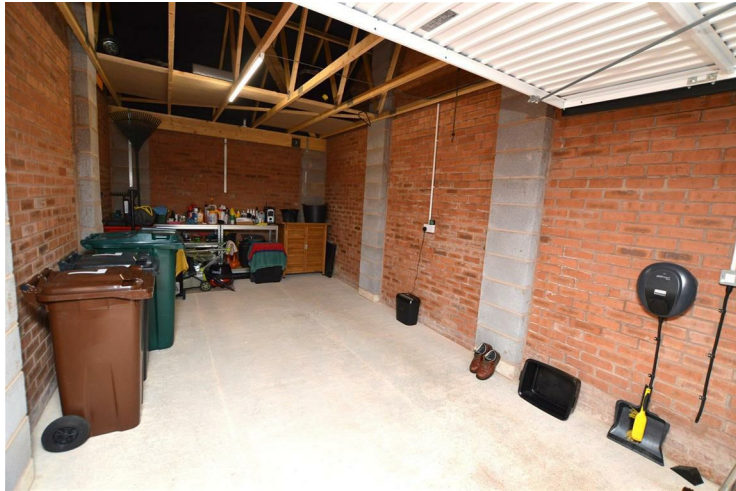
Fitted with a shower cubicle, pedestal wash hand basin, W.C with concealed cistern, partially tiled walls, ceramic tiled flooring, Velux window to the rear, radiator.

Outside



Outside, the property has a small garden area to the front consisting of a small lawn and planted borders. To the side of the property there is a driveway which provides off road parking and access to the garage. Gated side access leads into the rear garden which is delightfully maintained with shaped lawn, patio and planted borders. There is outside lighting and tap.

Garage 20'4" x 10'8" (6.22 x 3.27)



With up and over door, power, lighting, wall mounted electric car charging point, high ceiling for extra storage if wished.

View from the front of the house



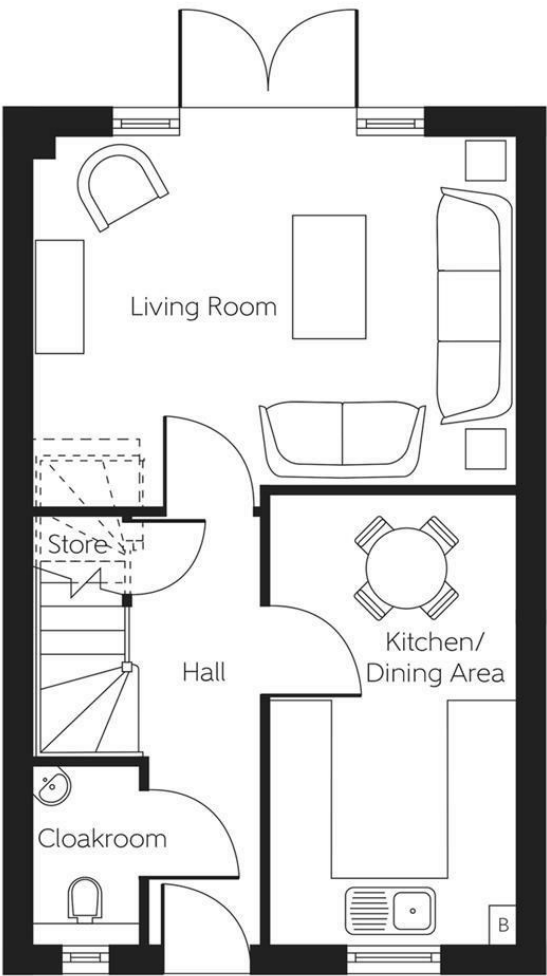
Draft Sales Details

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 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



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.

Energy Efficiency Graph

