



# HOPKINS & DAINTY

ESTATE AGENTS



## Station Road, Derby, DE21 5LG

**£450,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this traditional and spacious, three bedroom detached family home. Set in this popular village location, in a secluded position away from the main road, standing on a pleasant garden plot. Convenient for access to the nearby A38 at Little Eaton, surrounded by beautiful countryside whilst being a short commute into the centre of Derby.

The accommodation is accessed via a gated front driveway and the entrance door takes you into the welcoming breakfast/kitchen room which has integrated appliances and a useful rear utility room. Located off the kitchen is the formal dining room and main hallway, which leads through to the rear lounge with a feature fireplace and log burning stove, along with a bay style window overlooking the rear garden. There is also a guest WC on the ground floor. On the first floor, the landing provides access to two double bedrooms (both with dual aspect windows providing natural lighting); the bathroom which has a four piece suite including a feature slipper style bath and separate shower. The rear third bedroom now provides access to the loft, which has been converted to provide a third double bedroom.

The property has gas central heating and double glazing. Gated driveway parking, a detached garage and a delightful mature lawn and shrub garden with a workshop, shed and covered storage area.

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.

**Kitchen/Breakfast Room 16'2" x 13'8" overall (4.93 x 4.17 overall)**



Accessed via a leaded light double glazed entrance door. Fitted with a range of base and wall units, with work surface areas and an inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in double electric oven, gas hob and hood; along with space for a fridge/freezer and plumbing for a dishwasher. Fitted storage cupboard, a radiator, double glazed front and side windows, opening to the utility room and doors leading off.

**Utility Room 13'1" x 5'1" (4.00 x 1.55)**



Useful utility area with a range of fitted base and wall units, with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is space and plumbing for washing machine, wall mounted gas boiler, a radiator, double glazed door opening onto the rear garden and side and rear windows.

**Dining Room 13'6" x 11'10" (4.12 x 3.63)**



Formal dining room with double glazed front and side windows providing natural lighting. Built in storage cupboard and display shelving. Radiator, ceiling spotlights and a feature fireplace.

**Hallway**



Main hallway with an attractive wooden floor. Radiator, stairs rising to the first floor, coving to the ceiling and spotlights. A double glazed rear door opens onto the garden. Double glazed side and rear windows and doors leading off.

Lounge 16'2" x 13'5" x 11'11" (4.95 x 4.11 x 3.64)



With a feature brick fireplace housing a log burning stove. Two radiators, coving to the ceiling and double glazed side and rear windows.

#### Guest WC



Two piece suite comprising WC and wash hand basin.

#### First Floor Landing



With a double glazed side window and doors leading off.

Bedroom 1 13'5" x 11'10" (includes wardrobes) (4.11 x 3.62 (includes wardrobes))



Rear double bedroom overlooking the garden. With double glazed side and rear windows, an open wardrobe, feature fireplace and a radiator.

Bedroom 2 11'10" x 10'4" (includes cupboard) (3.63 x 3.15 (includes cupboard))



Front double bedroom with fitted wardrobes and a built in airing cupboard housing the hot water cylinder. Pedestal wash hand basin, traditional picture rail, a radiator and double glazed front and side windows.

### Bath/Shower Room 9'3" x 7'1" (2.84 x 2.17)



Fitted with a four piece suite comprising a lovely "slipper" style free standing bath with a shower attachment; separate corner shower enclosure, pedestal wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, coving to the ceiling, an extractor vent and a double glazed front window.

### Rear Landing 9'3" x 7'2" (2.84 x 2.20)



With a double glazed rear window, radiator and stairs rising to the loft bedroom.

### Bedroom 3 16'10" x 15'9" overall (5.14 x 4.82 overall)



Top floor bedroom with exposed beams, two double glazed side windows and a range of storage cupboards. Please be advised that the loft was converted in 2001 and has been used a bedroom ever since. We have not seen a copy of the building regulation completion certificate for the conversion.

### Gated Front Driveway



To the front of the property there is a gated driveway providing off road parking. Access to the entrance door and a side entry leading to the rear garden.

### Brick Garage 17'8" x 10'2" (5.40 x 3.10)

With a roller door, electric light and power connected, a side access door and single glazed window.

## Rear Garden



Delightful enclosed lawn garden with mature shrubs and planted borders. There is a useful garden workshop and separate storage shed along with a further covered storage 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.

# Floor Plan

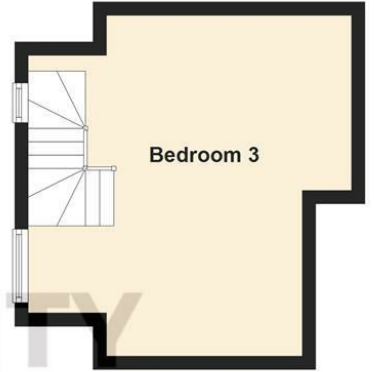
**Ground Floor**  
Approx. 71.8 sq. metres (773.2 sq. feet)



**First Floor**  
Approx. 45.6 sq. metres (490.6 sq. feet)



**Second Floor**  
Approx. 21.5 sq. metres (231.4 sq. feet)



Total area: approx. 138.9 sq. metres (1495.1 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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.