

Dumfries Drive

Derby, DE22 3XT

John German





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£290,000

Great location close to Derby hospital and Kingsway retail park plus great transport links. Extended ground floor living accommodation creating well balanced and generous living space along with a stunning master suite with en suite, room for a dressing area as well as a sofa. All set on a corner plot.

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Dumfries Drive is conveniently located close to local shops, well regarded schools, public transport routes and amenities within Mickleover Village, Kingsway Retail Park and Derby City Centre. It is within walking distance of Derby Royal Hospital and the property also benefits from having excellent road links with the A38 and A50 road networks, leading to the M1 motorway and East Midlands Airport.

Entrance to the property is via an entrance hall with stairs leading off and doors to the ground floor living spaces. The guest's WC is fitted with a wall mounted wash basin and a low flush WC plus a window to the front. Opposite is a door leading into a utility/boot room converted from the original kitchen and refitted to make a really practical multi-purpose space. Fitted with a range of base units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap plus plumbing for a washing machine. There is loads of space for coats and shoes as well as things like a push chair if needed.

To the rear of the house is a nicely proportioned living room with double aspect windows and French doors opening out onto the rear garden.

The spacious dining kitchen has been converted from the garage and fitted with a stunning shaker style kitchen with a matching island, accent lighting, gold hardware and marble effect worktops with an inset one and a half bowl sink unit with mixer tap. Appliances include an electric oven with four ring gas hob and extractor hood over, an integrated dishwasher, an integrated floor to ceiling spice rack, integrated general and recycling bins, a 'magic corner' cupboard for extra storage plus space for a fridge freezer. The dining area has large patio doors opening out onto the rear garden and there are part glazed doors leading into the living room and utility.

On the first floor a central landing has a built-in storage cupboard and a second set of stairs leads off to the second floor master bedroom. Doors open to bedrooms two and three both of which are double rooms with floor to ceiling double aspect windows providing loads of natural light. These are served by a modern family bathroom with a three piece suite, complementary tiling and a chrome ladder radiator.

The impressive master bedroom is "L" shaped with double aspect windows including a large floor to ceiling window at the front, a dressing area with built-in wardrobes and there is even space for additional furniture including a small sofa. It also has its own en suite shower room with a three piece suite, modern tiling to wet areas and a chrome ladder radiator.

Outside the property is sat on one of the larger corner plots on the development with a lawned front garden with a low box hedge. Gardens lead around to the side with a low boundary wall and railings. Gated access to the side with paving leads around to the rear of the house extending to provide space for outdoor seating. The garden is laid to lawn with partly walled boundaries and panel fencing to the remainder.

Note: There are management charges for the development, currently at £84 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

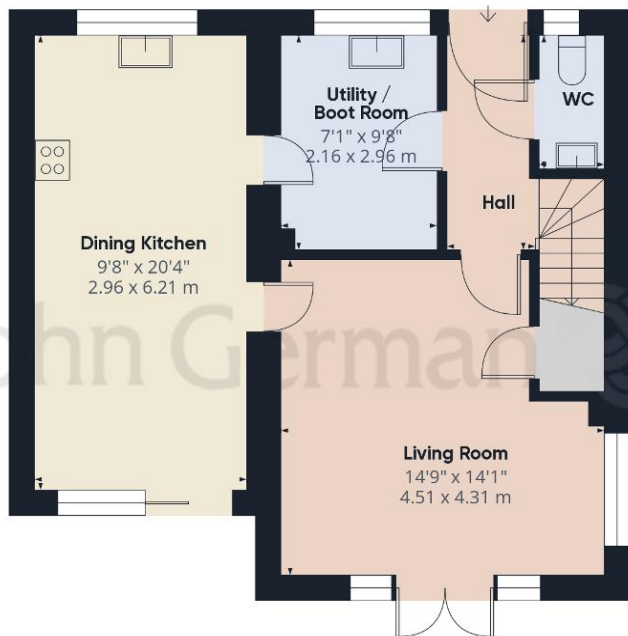
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

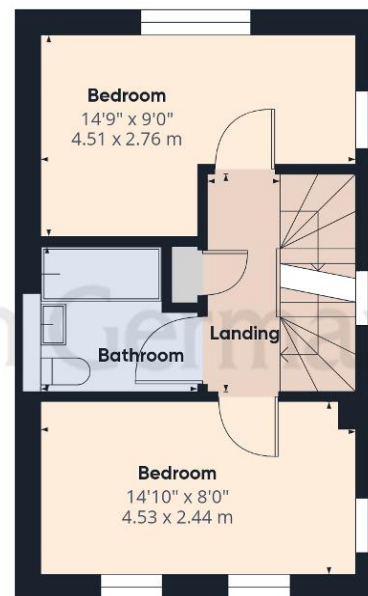
Useful Websites: www.gov.uk/government/organisations/environment-agency



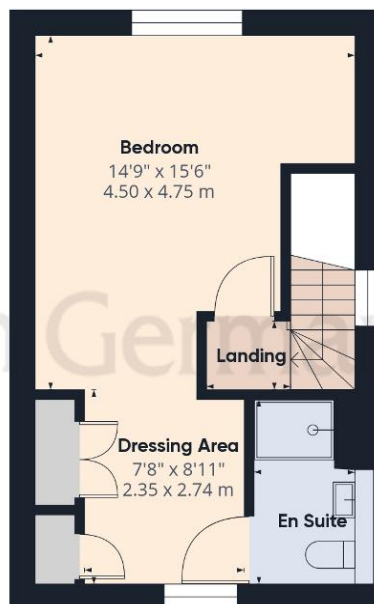




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1184.89 ft²

110.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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