

Higgins Road

Derby, , DE24 8YG



Located in a sought-after new development offering modern living with well layout accommodation, perfect for couples or young families featuring a dining kitchen, ground floor WC and master en-suite bedroom.

£235,000



John German

Commuters will appreciate the excellent transport connections, with easy access to major roads such as the A52 and A38, linking to the M1 for travel further afield. Derby city centre is just a short drive away, offering a wider range of shopping, dining and entertainment options. Public transport is well-served by local bus routes, and Derby Railway Station provides direct services to major cities.

The living room overlooks the front elevation whilst to the rear is a dining kitchen with French doors that open out onto the rear garden. Fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, built-in oven with gas hob and extractor hood over, window to the rear, space for appliances and space for dining table and chairs. Off the kitchen is a small lobby area which leads to the ground floor WC opposite which is a large built-in understairs storage cupboard.

The master bedroom overlooks the front elevation and features an en-suite shower room fitted with a low flush WC, pedestal washbasin and a shower enclosure with folding door, window to the front.

Outside to the front of the house is a tarmaced driveway providing off road parking for two large vehicles with a strip of lawned front garden to the side with a newly set hedge. Gated access to the side of the property leads to a fully enclosed rear garden which is mainly laid to lawn with a small paved area adjacent to the rear of the house and a small paved seating area.

Our Ref: JGA19082025

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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