

# HoldenCopley

PREPARE TO BE MOVED

Market Street, Derby, Derbyshire DE72 3NB

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Guide Price £220,000



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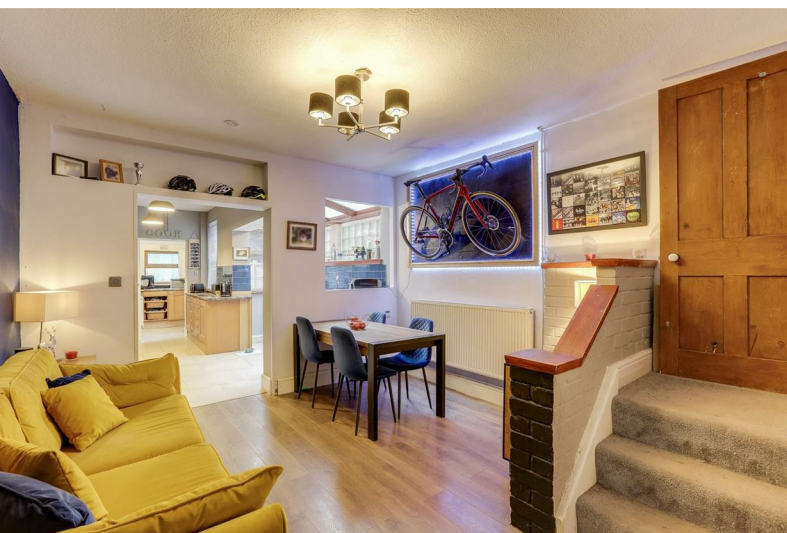


GUIDE PRICE: £220,000 - £240,000

WELL PRESENTED THROUGHOUT...

This three-bedroom semi-detached home is well presented throughout, offering a move-in-ready space ideal for families and first-time buyers alike. Situated conveniently close to local amenities, the property provides easy access to shops, excellent transport links, and great school catchments. On the ground floor, you'll find a bright and welcoming living room, a separate dining room perfect for family gatherings, a modern fitted kitchen with stylish finishes, and a convenient W/C. The first floor features two bedrooms, one of which includes a spacious walk-in closet, along with a stylish shower room. The second floor provides an additional bedroom, offering flexibility for a growing family or a home office. Outside, the front of the property offers on-street parking, while the rear boasts a private, south-facing garden complete with patio areas for entertaining, a lawn, and a shed for extra storage. This home combines comfort, style, and practicality, all within a location that ensures convenient access to essential amenities.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Stylish Shower Room
- Private South Facing Garden
- On Street Parking
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

12'5" x 11'11" (max) (3.80m x 3.65m (max))  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator, a built-in cupboard and a feature fireplace with a decorative surround.

Dining Room

15'6" x 11'11" (max) (4.73m x 3.64m (max))  
The dining room has wood-effect flooring, carpeted stairs and a radiator.

Kitchen

13'10" x 11'10" (max) (4.22m x 3.61m (max))  
The kitchen has a range of fitted shaker style base and wall units with worktops, a freestanding range cooker, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tumble dryer and dishwasher, space for an American style fridge-freezer, tiled flooring, partially tiled walls, recessed spotlights and UPVC double-glazed windows to the rear and side elevation.

W/C

6'9" x 2'5" (2.07m x 0.75m )  
This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

Back Door

6'7" x 3'11" (2.02m x 1.20m )  
This space has tiled flooring, a radiator, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

15'8" x 9'1" (max) (4.79m x 2.79m (max))  
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom Two

12'0" x 9'4" (max) (3.68m x 2.86m (max))  
The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a vertical radiator.

Bedroom Three

12'6" x 9'0" (max) (3.82m x 2.76m (max))  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a vertical radiator, recessed spotlights and access into the walk in closet.

Walk In Closet

8'0" x 5'1" (max) (2.45m x 1.57m (max))  
The walk in closet has wood-effect flooring and recessed spotlights.

Shower Room

14'1" x 6'11" (max) (4.30m x 2.12m (max))  
The shower room has a low level flush W/C, a wash basin with fitted storage, a walk in shower with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a radiator, partially tiled walls, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

16'5" x 11'11" (max) (5.01m x 3.65m (max))  
The main bedroom has velux windows, wood-effect flooring, carpeted stairs, a radiator and recessed spotlights.

OUTSIDE

Front

To the front of the property is on street parking.

Rear

To the rear of the property is a large private south facing garden with a fence panelled boundary, patio areas, a lawn, a shed and a single wooden gate.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, nexfibre
- Broadband Speed - Ultrafast - 1139 Mbps (Highest available download speed)
- 104 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – Medium risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

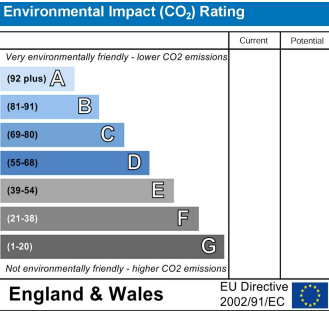
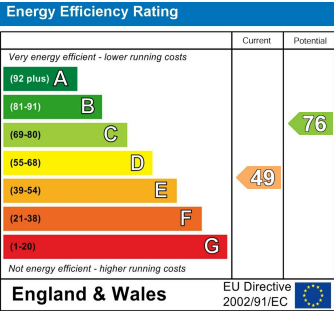
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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