



14 Harray Street, Derby, DE22 3YW

£280,000



Situated in a modern sought after development close to The Royal Derby Hospital, this is a spacious and well appointed three bedroom town house which benefits from gas central heating and double glazing.



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DIRECTIONS

Leave Derby city centre via the A38 and at the Kingsway island turn right along the ring road. At the next island turn right onto Kingsway Boulevard and at the very end of the road turn right onto Etteridge Drive. Turn left onto Doon Avenue and right onto Tanna Road. Turn right away onto Harray Street where the property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor, large lounge, lobby area with access to cloakroom and access to a dining kitchen with integrated appliances and doors leading to the rear. To the first floor are two good sized bedrooms and a family bathroom. A lobby area leads to a staircase which gives access to the master bedroom suite which comprises a bedroom area, dressing room and en-suite shower room.

Outside the property benefits from an enclosed garden to the rear and to the front there is car standing space.

The property is situated within a modern development of homes situated close to the Royal Derby Hospital and the Kingsway retail park. The vibrant city centre of Derby is a short distance away with a wealth of bars, restaurants and the Derbion shopping centre.

This house is particularly attractive to anyone looking to commute via the A38 which is a short drive away giving onward access to the A50, A52 and M1 corridor.

This spacious well designed family home should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

With staircase leading to the first floor and radiator.

LOUNGE

10'2" x 15'5" (3.10m x 4.70m)

With walk in double glazed window to the front elevation and two radiators.

LOBBY AREA

With access to:

CLOAKROOM

With low level WC, wash hand basin and radiator,

Open plan access from lobby area to:

DINING KITCHEN

13'4" x 11'6" (4.06m x 3.51m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear garden and there is an integrated dishwasher, integrated fridge and integrated freezer. The room has space for a dining table and there is a radiator and doors leading to the rear garden.

TO THE FIRST FLOOR

LANDING

BEDROOM TWO

13'5" x 8'9" (4.09m x 2.67m)

With two double glazed windows and radiator.

BEDROOM THREE

6'6" x 10'10" (1.98m x 3.30m)

With double glazed window and radiator.

FAMILY BATHROOM

6'11" x 6'3" (2.11m x 1.91m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and heated towel rail.

Door opens from the landing to:

LOBBY

With lobby space, double glazed window to the front elevation and staircase leading to:

MASTER BEDROOM SUITE

BEDROOM AREA

10' x 16' (3.05m x 4.88m)

This large space is the focal point of the property and has a double glazed window to the front elevation, double radiator and useful storage cupboard. Access to:

LOBBY AREA

Which leads to:

DRESSING ROOM

7'10" x 13'4" (2.39m x 4.06m)

(Maximum measurement, restricted headroom in parts)

With Velux style window and radiator.

EN-SUITE

6'8" x 6'1" (2.03m x 1.85m)

With low level WC, wash hand basin, shower cubicle with glazed screen and radiator.

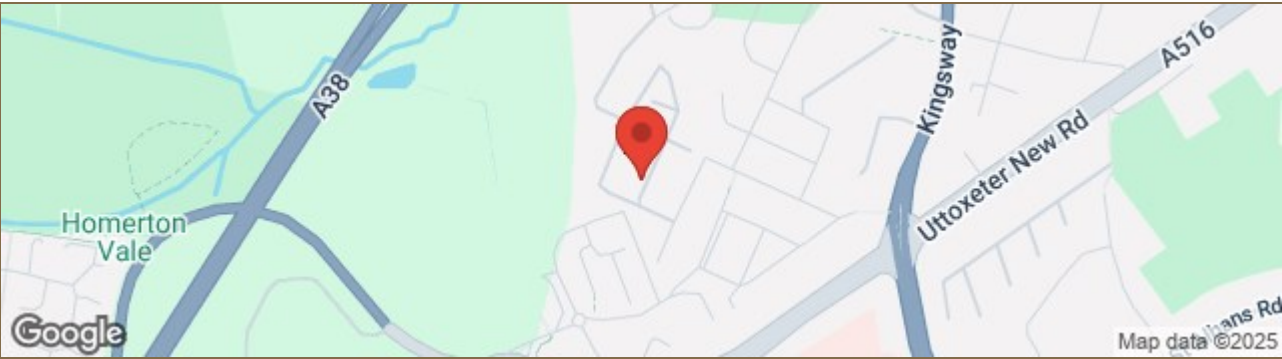
OUTSIDE

Outside the property benefits from a garden to the rear which is enclosed with gated access to the rear.

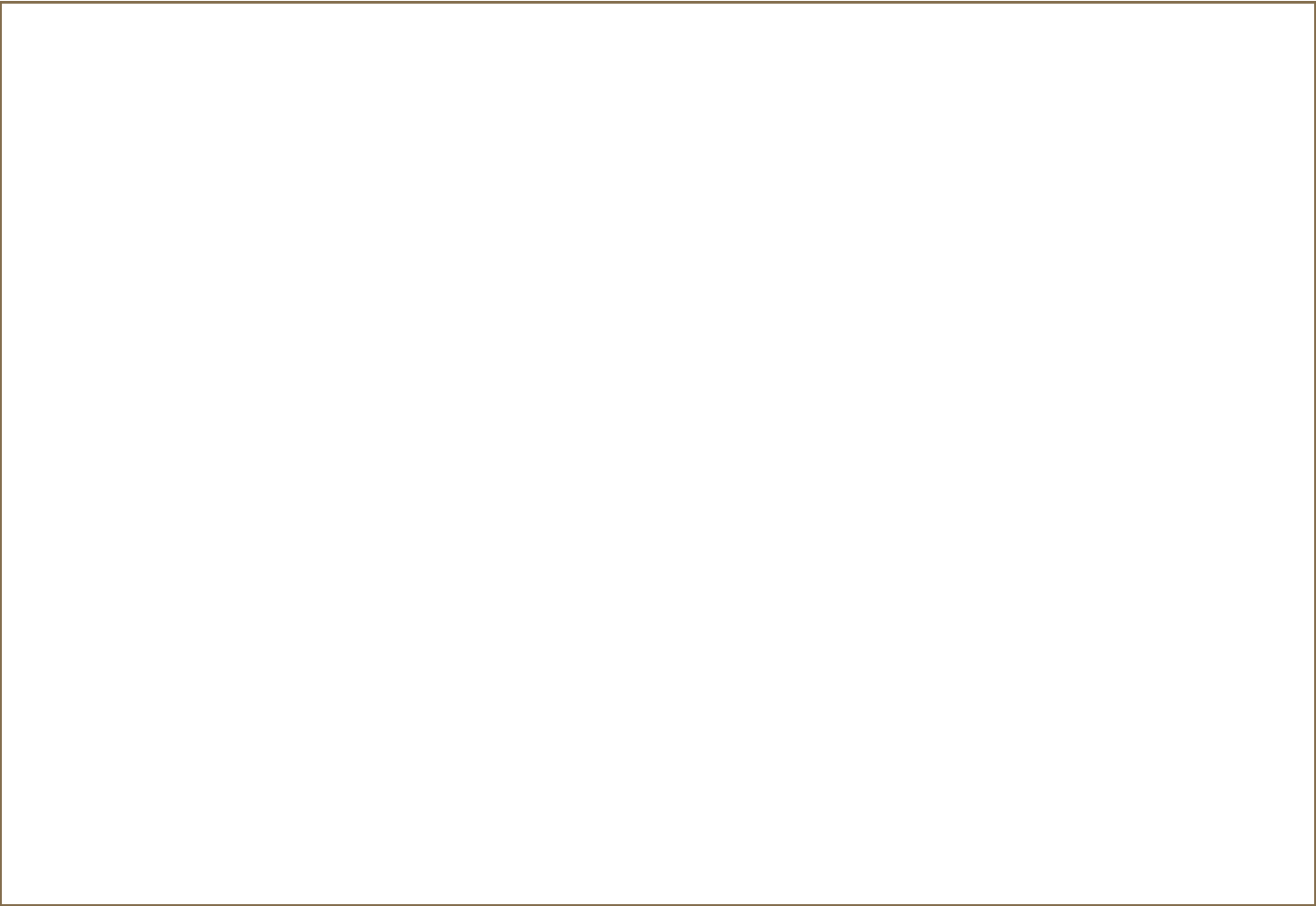
To the front elevation there is car standing space.



Road Map



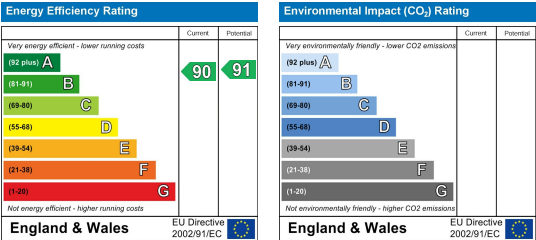
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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