



## Uttoxeter Old Road, Derby, DE1 1NG £995

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Introducing a delightful end terrace house located on Uttoxeter Old Road in Derby, now available for immediate occupancy. This charming property boasts three well-proportioned bedrooms and one reception room, making it an ideal home for families, professionals, or students alike. Spanning an area of 871 square feet, the house has been tastefully decorated throughout, ensuring a fresh and inviting atmosphere.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable reception room, perfect for relaxation or entertaining guests. The fitted kitchen is functional and provides ample space for culinary pursuits. On the first floor, you will find two additional bedrooms, along with a modern bathroom featuring a convenient shower.

The property benefits from a private drive, offering on-road parking in a peaceful setting, which is particularly advantageous for professionals or students. The rear garden provides a lovely outdoor space for enjoying the fresh air or hosting gatherings.

Situated within walking distance to the vibrant city centre of Derby, this home offers easy access to a wide range of amenities, including shops, restaurants, and recreational facilities. Furthermore, its prime location ensures quick and convenient travel to Derby Royal Hospital and various

