

Somerset Close, Kingsway, Derby

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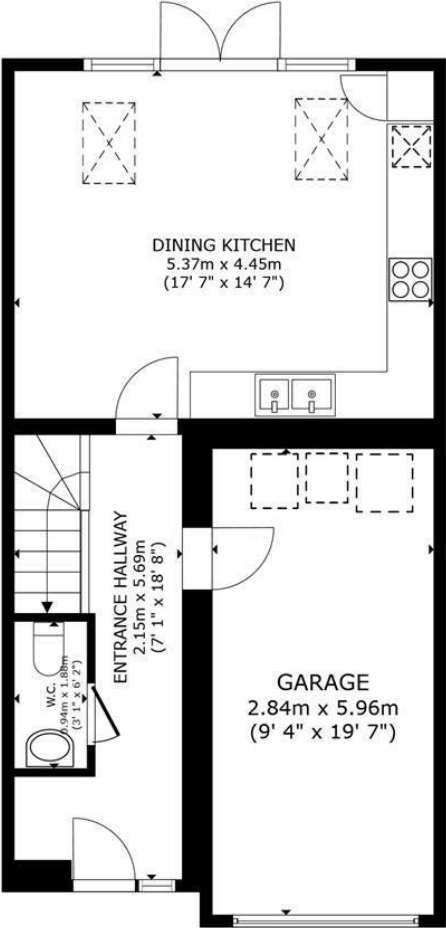


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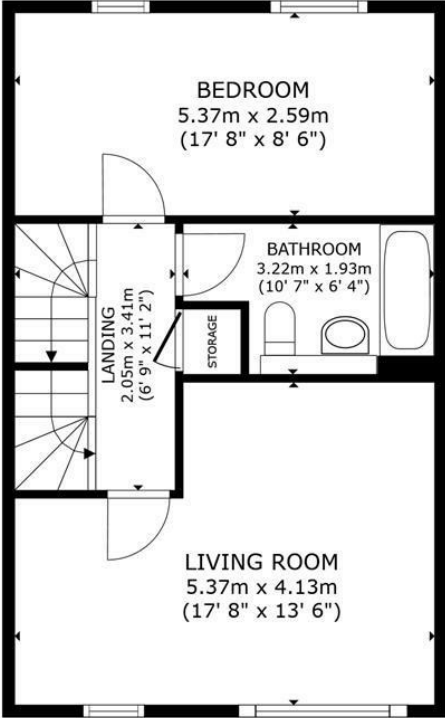
Price £300,000

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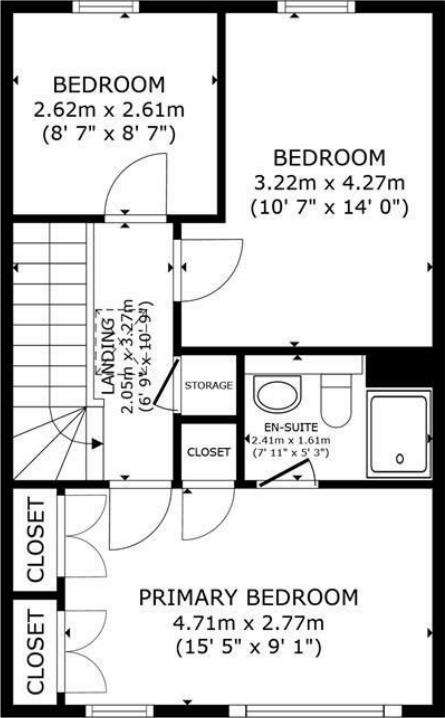
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 39.8 m² (429 sq.ft.) FLOOR 2 47.5 m² (512 sq.ft.) FLOOR 3 47.5 m² (512 sq.ft.)
 EXCLUDED AREAS : GARAGE 16.9 m² (182 sq.ft.)
 TOTAL : 134.9 m² (1,452 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SPACIOUS CONTEMPORARY HOME - A well presented and most spacious modern three-storey townhouse, offering energy efficient living accommodation of over 1400 square feet, including a stunning spacious breakfast kitchen with Velux windows and French doors opening out onto the rear garden. Situated in the sought after Manor Kingsway development and constructed to a quality specification in 2017 and has the benefit of a NHBC guarantee and occupies this most convenient location close to the Royal Derby Hospital.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: large entrance hallway, cloakroom wc and spacious dining kitchen. The first floor landing leads to a living room, bedroom four and contemporary bathroom. The light second floor landing leads to the spacious primary bedroom with contemporary en-suite shower room and fitted wardrobes and also bedroom two and three.

Outside, the property has a block paved parking space to the front of the property and access to a spacious single integral garage. There is an enclosed rear garden with paved patio and area laid to lawn.

- Spacious Contemporary Three-Storey Townhouse
- Energy Efficient Accommodation - 91 B-Rated
- Entrance Hallway, WC & Living Room
- Four Bedrooms & Contemporary Bathroom
- Parking, Single Integral Garage & Enclosed Rear Garden
- Built in 2017 - NHBC Guarantee Remaining
- Gas Central Heating & uPVC Double Glazing
- Spacious Open Plan Dining Kitchen
- Primary Bedroom with Contemporary En-Suite Shower Room
- Close to Royal Derby Hospital & Kingsway Retail Park







LOCALITY & AMENITIES

The property's offers a most convenient location on the new Manor Kingsway development close to the Royal Derby Hospital and within easy access of Derby City centre via several regular bus services.

Derby City centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter with many boutiques, bars and restaurants along with Sadler Gate and Friar Gate. The location is also convenient for Kingsway Retail Park and local amenities at Littleover and Mickleover.

Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide onward travel to the main motorway network and other regional centres.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

18'8 x 7'1 maximum (5.69m x 2.16m maximum)

Entrance through composite double glazed entrance door with frosted glass window into the hallway. Wall mounted heating control, telephone point, central heating radiator, staircase to the first floor, smoke alarm and panelled door giving access to the dining kitchen and internal door leading into the garage.

Downstairs WC

Fitted with two piece white suite with low level wc, wall mounted wash hand basin with tiled splash backs and chrome mixer tap, ceramic tiled floor, central heating radiator and extractor fan.

Superb Open Plan Dining Kitchen

17'7 x 14'7 (5.36m x 4.45m)

Fitted with a range of cream fronted wall, base and drawer units with chrome handles, square-edge wood grain finish work surfaces with matching splash back, wall mounted units, sink drainer unit with mixer tap, Indesit electric oven and gas four ring hob with glazed splash back and extractor canopy over, plinth fan heater, built-in dishwasher, space and plumbing for washing machine, recessed LED down-lighters, ceramic tiled floor, central heating radiator, two Fakro Velux-style double glazed windows to the rear elevation and uPVC double glazed French doors opening out onto the rear garden with matching side panel windows.

FIRST FLOOR

Stairs from the entrance hallway leading to the first floor landing.

Landing

Fitted with central heating radiator, smoke alarm, useful cloaks cupboard, further staircase to the second floor and internal doors to:

Living Room

17'8 x 13'6 (5.38m x 4.11m)

Fitted with two central heating radiators, TV and telephone points and two tall uPVC double glazed windows to the front elevation.

Bedroom Four

17'8 x 8'6 (5.38m x 2.59m)

Fitted with central heating radiator, telephone point and two uPVC double glazed windows to the rear elevation.

Contemporary Bathroom

10'7 x 6'4 (3.23m x 1.93m)

Fitted with a white three piece suite comprising low level wc, wall mounted wash hand basin with chrome

mixer tap, panelled bath with glass shower screen and shower/mixer attachment, ceramic tiled splash backs, chrome ladder style heated towel rail, extractor fan and recessed LED down-lighters.

SECOND FLOOR

Stairs from the first floor landing leading to the second floor landing.

Landing

Loft access, Fakro double glazed Velux-style window, central heating radiator and access to a boiler cupboard (5'4" x 2'10") housing the combination boiler.

Primary Bedroom

15'5 plus wardrobes x 9'1 (4.70m plus wardrobes x 2.77m)

Fitted with central heating radiator, TV point, two tall uPVC double glazed windows to the front elevation and two full-width double wardrobes.

Contemporary En-Suite Shower Room

7'11 x 5'3 (2.41m x 1.60m)

Fitted with a white three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, double-width shower cubicle with sliding door, ceramic tiled splash backs, recessed LED down-lighters, shaver point and extractor fan.

Bedroom Two

14'0 x 10'7 (4.27m x 3.23m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

8'7 x 8'7 (2.62m x 2.62m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

The property has a block paved parking space to the front of the property and access to a spacious single integral garage

Single Integral Garage

19'7 x 9'4 (5.97m x 2.84m)

Fitted with up and over door, power and light and internal door into the entrance hallway.

Enclosed Rear Garden

Timber gated access into the enclosed rear garden which has paved patio area, outside cold water tap, area laid to lawn, further patio area, timber framed shed and the garden is enclosed by a fence panelled boundary.

Parking - Permits Available

Parking permits available for guest parking.

Council Tax Band - C

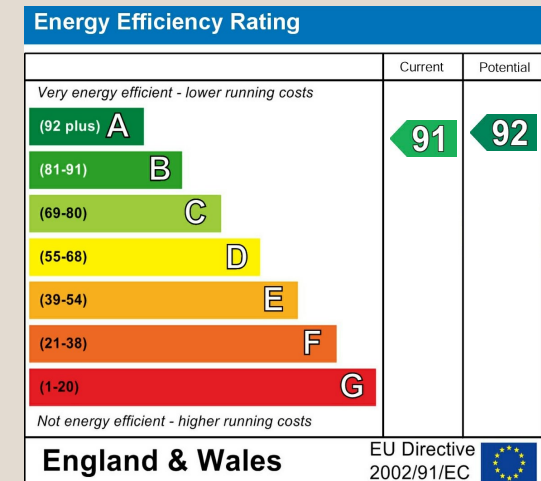
Derby City Council

Land Management Fee

There is a land management fee of £85 per year that applies to this property. This is spilt into a payment every 6 months.



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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