

Thornhill Road, Derby DE22 3LX



## welcome to

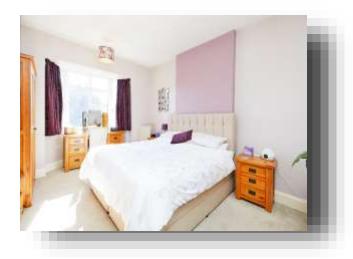
## Thornhill Road, Derby

This traditional detached residence is beautifully appointed throughout and is finished with high specification fixtures and fittings. The property features two reception room, three bedrooms a lovely breakfast kitchen and has a fabulous rear garden, driveway and garage.













#### **Entrance Hallway**

Decorative glazed entrance door to front, cloak cupboard, radiator, stairs leading to the first floor and doors leading to;

#### **Guest Cloakroom**

Fitted with low level wc, wash hand basin and complementary tiling to walls and floor.

#### **Dining Room**

15' 10" x 11' 9" ( $4.83m \times 3.58m$ ) UPVC bay window to front, feature stone fireplace with living flame gas fire, picture rail and radiator.

#### Lounge

11' 9" x 14' 1" ( 3.58m x 4.29m ) UPVC French doors leading to the rear garden, feature oak fireplace with stone hearth and wood burning stove, picture rail and radiator.

#### **Breakfast Kitchen**

8' 7" x 18' 9" ( 2.62m x 5.71m )

Fitted with a range of matching wall and base units, wooden working surfaces, sink and drainer unit with mixer taps, integrated electric oven and electric hob with extractor hood over, integrated fridge/freezer, complementary tiling to walls and floor, spotlight to ceiling, two UPVC windows to side and Oak bi fold doors leading to the rear garden.

### First Floor Landing

UPVC window to side and doors leading to;

#### **Bedroom One**

15' 10" x 11' 8" ( 4.83m x 3.56m ) UPVC bay window to rear and radiator.

#### **Bedroom Two**

14' 3" x 11' 7" ( 4.34m x 3.53m ) UPVC bay window to front and radiator.

#### **Bedroom Three**

 $8^{\prime}$  6" x 7' 5" ( 2.59m x 2.26m ) UPVC window to side. feature stained glass window to front and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising bath with shower and splash screen, contemporary wash hand basin, low level wc, complementary tiling to walls and floor and obscure UPVC window to side.

#### Outside

To the front of the property there is a tarmacadam driveway which provides ample off road car standing and a neat lawned garden which is enclosed by decorative wall. To the rear there is a generous garden which is mainly laid to lawn and features paved patio seating area, well stocked shrub borders, decorative paved seating area, a variety of mature shrubs and hedges and is enclosed by timber fencing.





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# **Thornhill Road, Derby**

- Traditional Detached Residence
- Guest Cloakroom
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms and Bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

£370,000



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Please note the marker reflects the postcode not the actual property



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01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk