



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 x 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' 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 tarmac 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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welcome to

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



Property Ref:
DBY117048 - 0013

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