



**Manor Road, DERBY DE23 6BU**

**welcome to**

**Manor Road, DERBY**

Located in the highly sought- after area within Littleover, is this rare opportunity to purchase an exceptional five bedroom detached family home with close proximity to shops, Royal Derby Hospital, Schools & Derby City Centre.

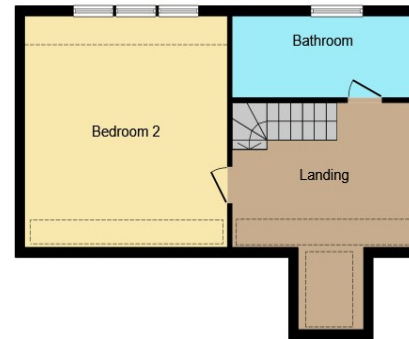




**Ground Floor**



**First Floor**



**Second Floor**

- Entrance Porch**
- Reception Hall**
- Cloak Room**
- Office**
- Sitting Room**
- Lounge**
- Kitchen / Dining Area**
- Utility Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Three**
- Bedroom Four**
- Bedroom Five**
- Family Bathroom**
- Second Floor Landing**
- Bedroom Two**
- Second Floor Bathroom**
- Outside Front**
- Outside Rear**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Manor Road, DERBY

- Stunning Detached Family Home
- Five Bedrooms & Three Bath/ shower Rooms
- Generous Plot of Approx. 0.3 Acre
- Open Plan Kitchen Diner with Utility Room
- Council Tax Band B

Tenure: Freehold EPC Rating: D

guide price

**£700,000**

**\*\*Guide Price £700,000 - £750,000 \*\*** This substantial property sits on an equally as impressive plot in one of the most sought-after suburbs of Derby City. The accommodation extends to over 2500 sq ft boasting versatile and conventional layout ideal for families. The gardens are secluded and hedge-lined to the full third of an acre garden.

In brief, this superb property comprises of; entrance porch into the spacious hallway connecting all main ground floor rooms including the cloakroom, home office, sitting room, separate lounge, kitchen open to the dining room and utility room. On the first floor the landing adjoins four of the bedrooms, the largest with en suite, and the family bathroom. To the second floor is another generous double bedroom and a further bathroom.

Externally is a generous driveway tucked behind a mature planted front boundary, which accommodates multiple vehicles, and leads to a detached double garage for secure parking and storage. To the rear, the garden is nicely landscaped and boasts a large patio terrace area perfect for entertaining during the fairer months. The garden is mainly laid to lawn and also benefits from the privacy of a mature planted perimeter.

Internal viewing is highly recommended.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY118720 - 0014

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