



Grove Street, Derby, DE23 8EL

welcome to

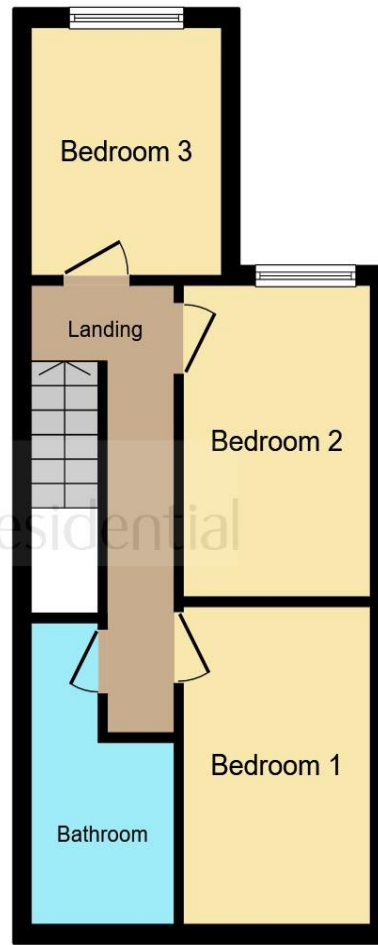
Grove Street, Derby

Offered for sale with no onward chain, is this detached home situated in the sought after area of Normanton, close to the City Centre, next to Arboretum Park and within easy reach of many local amenities. This home has been renovated throughout to include a new kitchen, bathroom, carpets and decor.





Ground Floor



First Floor

Entrance Hall

Living Room

14' 3" x 13' 1" (4.34m x 3.99m)

Dining Room

12' 1" x 10' 4" (3.68m x 3.15m)

Kitchen

9' 1" x 7' 4" (2.77m x 2.24m)

Stairs & Landing

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m)

Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Grove Street, Derby

- Detached Home in Normanton
- Three Bedrooms
- Two Reception Rooms
- Fully Renovated Throughout
- Council Tax Band B

Tenure: Freehold EPC Rating: E

offers over

£165,000

Offered for sale with no onward chain, is this detached home situated close to Derby City Centre in the sought after area of Normanton. Providing spacious, conventionally laid-out accommodation which has recently undergone renovation. The location is prime for ease of access to many local amenities and transport links in and around the City, as well as having eateries and shops within walking distance. The property sits next to access to Arboretum Park, ideal for families.

The property has been redecorated and re-carpeted throughout, with the benefit of uPVC double glazing throughout and modern gas central heating with double skin radiators throughout. In brief, this home comprises; entrance hallway with stairs leading up, front living room, rear dining room, separate kitchen with modern units, electric oven, gas hob and space for further appliances plus a doorway into the rear garden. To the first floor is a landing connecting to three bedrooms and a re-fitted bathroom with electric shower over the bath.

Externally, to the front is a small front garden with side passage providing secure access to the rear. The garden at the rear is low-maintenance laid to paving and is majority walled to the perimeter with a modern fence line to the right hand perimeter.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119484 - 0004

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