



Manor Road, Derby DE23 6BR

welcome to Manor Road, Derby

- Spacious four bedroom detached family home
- Versatile living spaces
- Well-equipped kitchen
- Generous bedrooms
- Modern family bathroom

Tenure: Freehold EPC Rating: D

offers in the region of
£600,000

Situated on the desirable manor Road in derby, this spacious four-bedroom detached home is perfect for modern family living. With versatile reception rooms, a light-filled conservatory, a well-equipped kitchen and four generous bedrooms, this property combines space and practicality!



Lounge

23' 3" APPROX x 11' 9" APPROX (7.09m APPROX x 3.58m APPROX)

Dining Room

12' 9" APPROX x 7' 5" APPROX (3.89m APPROX x 2.26m APPROX)

Sitting Room

13' 2" APPROX x 11' APPROX (4.01m APPROX x 3.35m APPROX)

Kitchen

13' 2" APPROX x 9' APPROX (4.01m APPROX x 2.74m APPROX)

Conservatory

12' APPROX x 11' 3" APPROX (3.66m APPROX x 3.43m APPROX)

W.C.

6' 10" APPROX x 4' 10" APPROX (2.08m APPROX x 1.47m APPROX)

Bedroom 1

12' 11" APPROX x 11' APPROX (3.94m APPROX x 3.35m APPROX)

Bedroom 2

16' 1" APPROX x 11' 6" APPROX (4.90m APPROX x 3.51m APPROX)

Bedroom 3

11' 6" APPROX x 7' 3" APPROX (3.51m APPROX x 2.21m APPROX)

Bedroom 4

12' 8" APPROX x 9' 6" APPROX (3.86m APPROX x 2.90m APPROX)

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Property Ref:

DBY120010 - 0008

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