



**Manor Road, Derby DE23 6BR**





**Ground Floor**



**First Floor**

### **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 )

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](http://www.focalagent.com)

**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  
Council Tax Band: E

offers in the region of  
**£550,000**

This stylish four-bedroom detached home on sought-after Manor Road, Derby, offers generous family living close to the A38, Royal Derby Hospital, and local amenities.

Inside, a spacious hallway leads to a large open-plan sitting/dining area with French doors to the garden, a cosy lounge, modern kitchen with black marble worktops, and a light-filled conservatory.

Upstairs are four well-proportioned bedrooms—two with fitted wardrobes—and a contemporary family bathroom.

Outside features include a block-paved driveway, powered garage, and a large private garden with mature trees, decking, and a hidden woodland retreat.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**bagshaws residential**



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



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



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