



Brentford Drive, Derby DE22 4BN

welcome to

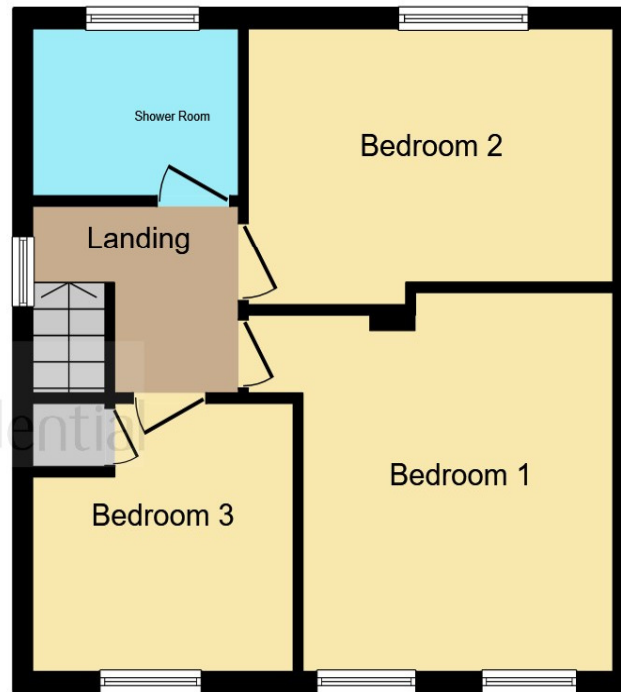
Brentford Drive, Derby

This spacious three-bedroom home on Brentford Drive, Derby, offers a large front garden, modern living spaces, and solar panels (lease ends 2036). Features include a welcoming porch, two reception rooms, a well-equipped kitchen, ample storage, and a generous rear garden.





Ground Floor



First Floor

Living Room

14' 11" MAX x 12' 5" MAX (4.55m MAX x 3.78m MAX)

Dining Room

10' 6" MAX x 8' 6" MAX (3.20m MAX x 2.59m MAX)

Kitchen

10' 6" MAX x 8' 5" MAX (3.20m MAX x 2.57m MAX)

Bedroom 1

13' 7" MAX x 12' 8" MAX (4.14m MAX x 3.86m MAX)

Bedroom 2

13' 4" MAX x 9' 4" MAX (4.06m MAX x 2.84m MAX)

Bedroom 3

9' 4" MAX x 8' 11" MAX (2.84m MAX x 2.72m MAX)

Bathroom

7' 4" MAX x 5' 6" MAX (2.24m MAX x 1.68m MAX)

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 Brentford Drive, Derby

- Three-bedroom property.
- Large front garden, set back from the road.
- Welcoming porch and spacious hallway.
- Bright living room and separate dining room.
- Kitchen with garden views and additional storage rooms.

Tenure: Freehold EPC Rating: Awaited

£160,000



Located in a sought-after residential area on Brentford Drive, Derby, this three-bedroom property is perfect for families seeking spacious living with modern features and outdoor space. Situated on a quiet street and set back from the road, the home boasts a large front garden, providing both privacy and curb appeal.

Entering through the porch, the hallway leads to the living room on the right, offering a bright and inviting space for relaxation. Adjacent is the dining room, accessed through an elegant archway and featuring double doors that open to the rear garden. The well-appointed kitchen is at the end of the hallway, with access to two handy storage rooms and a view of the rear garden.

Upstairs, the master bedroom overlooks the front garden, while a second double bedroom enjoys views of the rear. A third single bedroom, also to the front, is ideal for a child's room or home office. The family shower room, positioned at the rear, is modern and functional.

Outside, the rear garden features a spacious patio, ideal for entertaining, and a lawn for outdoor activities. The property benefits from solar panels (leased until 2036), contributing to energy efficiency.

Brentford Drive is well-connected, with nearby schools, parks, and local amenities, making it a fantastic location for families and professionals alike.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120093 - 0003

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