



**Endsleigh Gardens, Derby, DE22 4HE**



**welcome to**

**Endsleigh Gardens, Derby**

Perfect for first-time buyers or investors, this stunning, spacious 3-bedroom end-terrace in, Mackworth, Derby boasts a large driveway, extended modern kitchen-diner, lovely, tiered garden with patio, and versatile living spaces. Conveniently located near schools, shops, and transport links.





**Ground Floor**



**First Floor**

**Living Room**

11' 9" MAX x 10' 6" MAX ( 3.58m MAX x 3.20m MAX )

**Dining Room**

12' 8" MAX x 10' 6" MAX ( 3.86m MAX x 3.20m MAX )

**Play Room**

8' 6" MAX x 7' 11" MAX ( 2.59m MAX x 2.41m MAX )

**Kitchen/ Diner**

21' 3" MAX x 10' 6" MAX ( 6.48m MAX x 3.20m MAX )

**Bedroom 1**

13' 2" MAX x 11' 5" MAX ( 4.01m MAX x 3.48m MAX )

**Bedroom 2**

13' 2" MAX x 9' 4" MAX ( 4.01m MAX x 2.84m MAX )

**Bedroom 3**

8' 7" MAX x 8' MAX ( 2.62m MAX x 2.44m MAX )

**Bathroom**

8' 1" MAX x 5' 6" MAX ( 2.46m MAX x 1.68m MAX )

**Prime Location**

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

## Endsleigh Gardens, Derby

- Spacious and Bright Living: Generous spaces with large windows that flood the home with natural light, creating a warm and welcoming ambiance.
- Extended Modern Kitchen: The stylish kitchen-diner features dual-aspect views, a central breakfast bar, modern appliances, and ample space for dining.
- Family and Lounge Rooms: Adjacent to the hallway, the family room connects to the lounge via double doors, both offering stunning views of the rear garden.
- Versatile Downstairs Space: A playroom at the end of the hallway doubles as a home office, with access to a convenient downstairs WC.
- Three Well-Proportioned Bedrooms: Two double bedrooms (one at the front and one at the rear) and a traditional single

Nestled in the popular residential area of Endsleigh Gardens, in Mackworth, Derby, this spacious and stunning 3-bedroom end-terrace home, combines modern elegance with practical living. This home offers not just a place to live, but a lifestyle to love, with versatile living spaces. It is ideal for first-time buyers or investors.

The inviting hallway leads to a stylish kitchen-diner on the left, featuring dual-aspect views-natural light streams in through a front window and double doors opening to the rear garden. Adjacent to the hallway is a spacious family room with double doors connecting to a comfortable lounge, both offering stunning garden views. At the end of the hallway, a playroom provides additional living space and convenient access to a downstairs WC.

Outside, the generously sized tiered garden is a highlight, complete with a patio for entertaining and a lawned area for family activities.

Upstairs, the property features three well-proportioned bedrooms, including two doubles (one at the rear, one at the front) and a



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY120138](https://bagshawsresidential.co.uk/Property/DBY120138)



Property Ref:  
DBY120138 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



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



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



[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)