

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



# welcome to

# **Endsleigh Gardens, Derby**

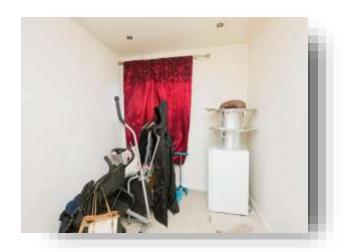
Perfect for first-time buyers or investors, this stunning, spacious 3-bedroom end-terrace in, Mackworth, Derby boasts a large driveway, extended modern kitchen-diner, lovely, tiered garden with patio, and versatile living spaces. Conveniently located near schools, shops, and transport links.



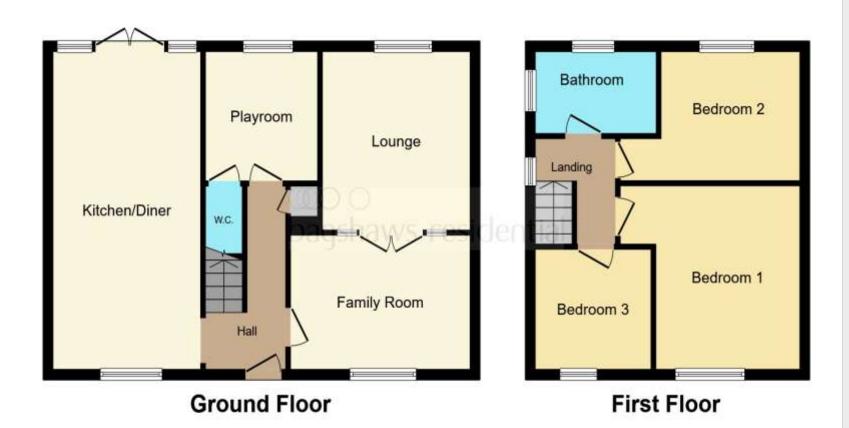












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## **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**

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- 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 a patio for entertaining and a lawned area for family activities. 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

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

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Property Ref: DBY120138 - 0005

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01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk

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