



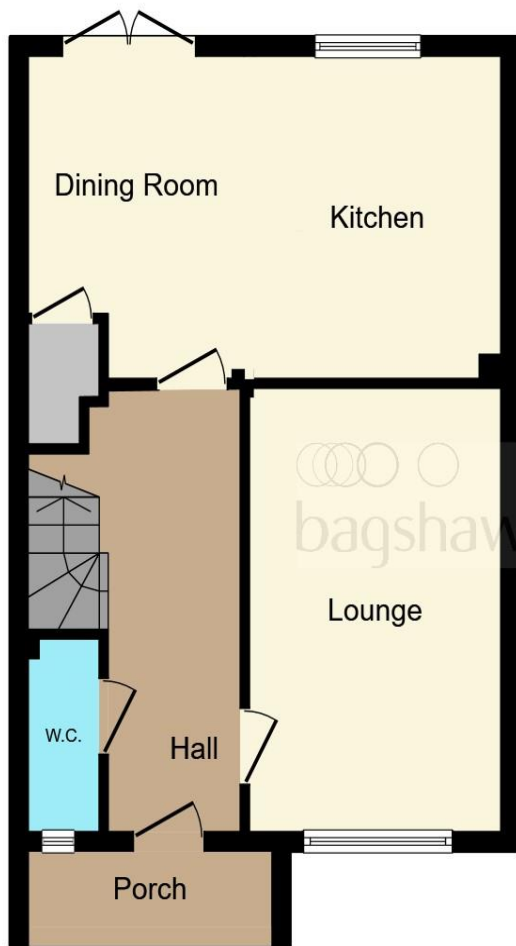
Vicar Wood Way, Derby, DE22 2BF

welcome to

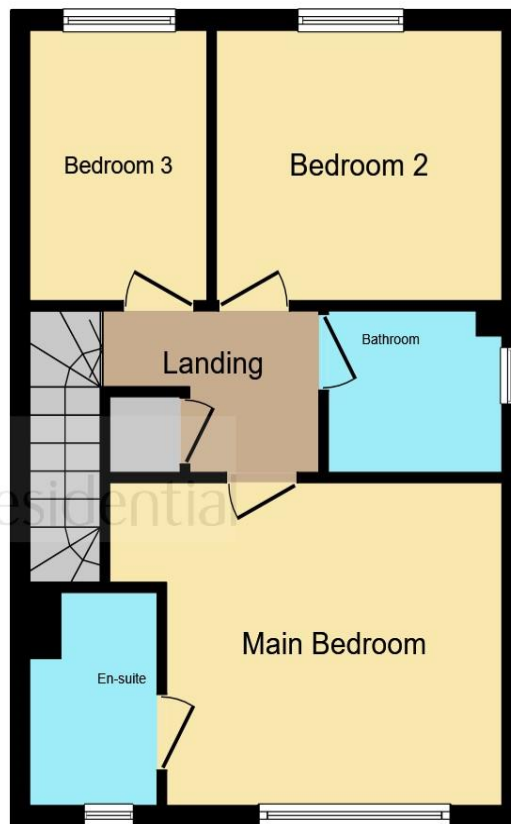
Vicar Wood Way, Derby

Situated in the Kedleston Grange development, this three-bedroom semi-detached home is perfect for growing families. Featuring a spacious lounge, open-plan kitchen/diner, en-suite to the main bedroom, a private rear garden, it offers stylish living within the Ecclesbourne School catchment.





Ground Floor



First Floor

Lounge

15' 4" MAX x 10' 1" MAX (4.67m MAX x 3.07m MAX)

Kitchen/ Diner

17' 2" MAX x 11' 3" MAX (5.23m MAX x 3.43m MAX)

Bedroom 1

7' 2" MAX x 4' 4" MAX (2.18m MAX x 1.32m MAX)

Bedroom 2

10' 5" MAX x 9' 3" MAX (3.17m MAX x 2.82m MAX)

Bedroom 3

9' 3" MAX x 6' 5" MAX (2.82m MAX x 1.96m MAX)

Family Bathroom

6' 3" MAX x 5' 6" MAX (1.91m MAX x 1.68m MAX)

En Suite

7' 2" MAX x 4' 4" MAX (2.18m MAX x 1.32m 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

Vicar Wood Way, Derby

- Three-bedroom semi-detached home in a sought-after development
- Ecclesbourne School catchment area
- Spacious lounge with front aspect
- Modern open-plan kitchen/diner with French doors to the garden
- En-suite to main bedroom plus a family bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£320,000

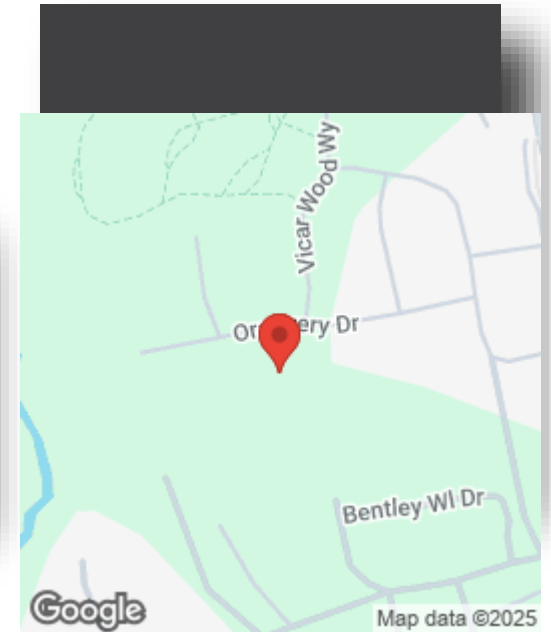


Located in the desirable Kedleston Grange development, this beautifully presented three-bedroom semi-detached home is ideal for families and professionals alike. The property is positioned within the Ecclesbourne School catchment and benefits from excellent transport links, local amenities, and stunning Derbyshire countryside walks.

Upon entering, the hallway provides access to a downstairs W.C. and a spacious lounge with a front-facing aspect. To the rear, the open-plan kitchen/diner boasts modern fitted units, integrated appliances, and French doors leading to the private garden-perfect for entertaining.

Upstairs, the main bedroom features an en-suite, while two additional bedrooms overlook the rear garden and share a contemporary family bathroom. Finished to a high standard throughout, this home also benefits from a garage and driveway parking.

Kedleston Grange offers easy access to Derby city centre, the A38, and M1, with local parks, golf courses, and leisure facilities nearby.



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Property Ref:
DBY120482 - 0005

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