



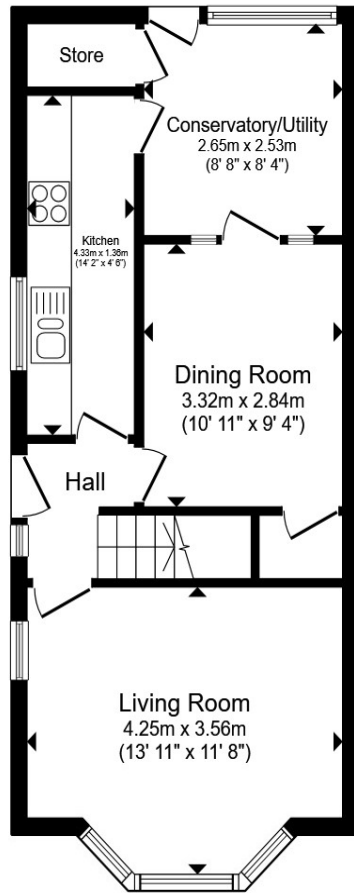
Radcliffe Drive, Derby, DE22 3LA

welcome to

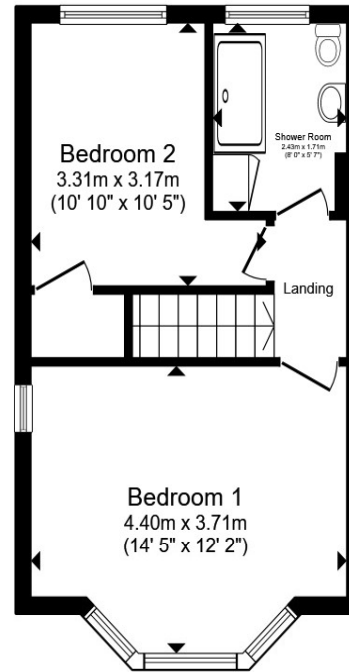
Radcliffe Drive, Derby

Charming two-bedroom semi-detached home near Derby city centre, offering two reception rooms, a conservatory/utility space, a fully fitted kitchen, and a generous low-maintenance garden. Ideal for first-time buyers, family, or investors.





Ground Floor



First Floor

Living Room

13' 11" MAX x 11' 8" MAX (4.24m MAX x 3.56m MAX)

Dining Room

10' 11" MAX x 9' 4" (3.33m MAX x 2.84m)

Conservatory/Utility

8' 8" MAX x 8' 4" MAX (2.64m MAX x 2.54m MAX)

Bedroom 1

14' 5" MAX x 12' 2" MAX (4.39m MAX x 3.71m MAX)

Bedroom 2

10' 10" MAX x 10' 5" MAX (3.30m MAX x 3.17m MAX)

Bathroom

8' MAX x 5' 7" MAX (2.44m MAX x 1.70m MAX)

Total floor area 76.0 m² (818 sq.ft.) 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.propertybox.io

welcome to Radcliffe Drive, Derby

- Charming semi-detached home close to Derby city centre
- Two reception rooms, both with fireplaces
- Conservatory/utility room offering additional living space
- Fully fitted kitchen with built-in appliances
- Two double bedrooms with ample storage

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

£200,000

This delightful two-bedroom semi-detached family home offers warmth, character, and generous living space throughout. The ground floor welcomes you with a cosy, fully carpeted living room featuring a charming fireplace, creating an inviting atmosphere from the moment you step inside. A separate dining room, also complete with a fireplace, provides an ideal setting for family meals or entertaining. To the rear, a bright conservatory doubles as a useful utility room, offering extra space to relax or work. The fully fitted galley kitchen is well equipped with built-in appliances and ample storage, making it both practical and efficient. Upstairs, the property features two good-sized double bedrooms, one with fitted wardrobes for convenient storage and the other featuring a walk-in wardrobe. The family bathroom includes a modern shower and neutral décor. Outside, the spacious rear garden offers a mix of lawn and patio, providing a low maintenance yet versatile outdoor area perfect for children, pets, or summer gatherings. Located close to Derby city centre, this home benefits from excellent access to local amenities, schools, Derby City Hospital, and major road links. The area is popular with families and commuters alike, offering a blend of convenience and community. With shops, parks, and transport connections nearby, it's a well-situated spot for those seeking comfort and accessibility.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY121289 - 0003

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