



25 Grangeover Way, Derby, DE22 3QD
£260,000



Freehold | EPC rating: C

- Detached House
- Two Bathrooms
- Garage

- Three bedrooms
- Short Commute to Royal Derby Hospital



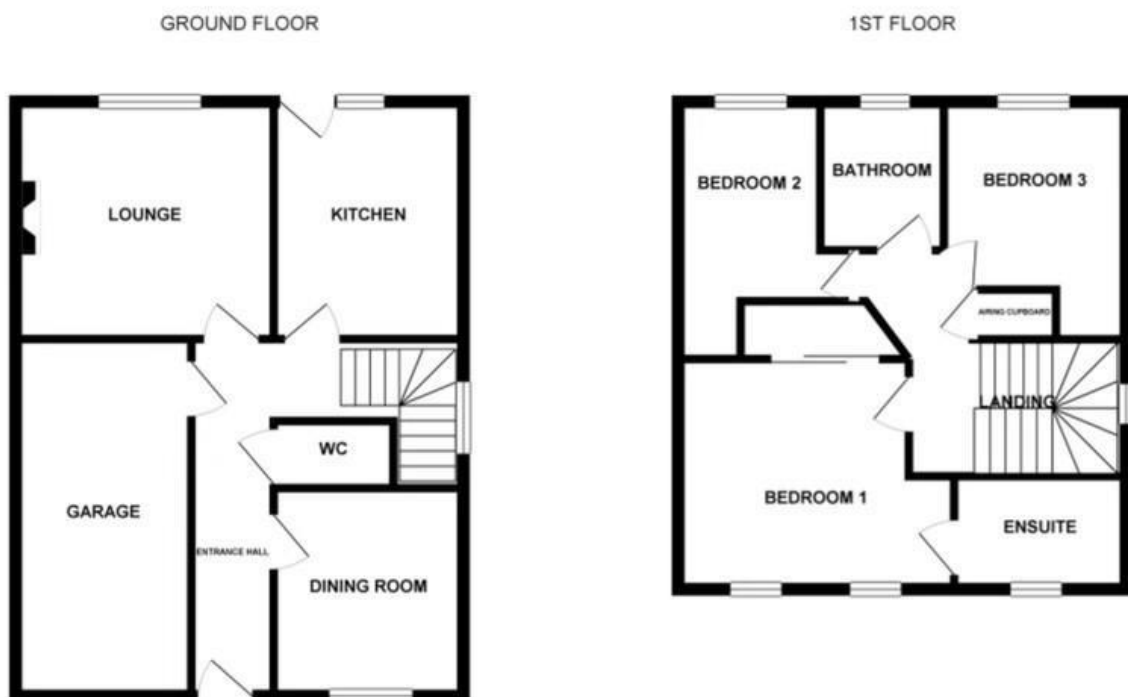
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Description

This detached three bedroom property is offered for sale with no upward chain and provides excellent access to the Derby Royal Hospital, major commuter links and Derby City Centre. The well positioned property is set well back from the road, located in a quiet cul de sac. The accommodation comprises of entrance hallway, downstairs w.c., lounge, dining room, kitchen. To the first floor are three bedrooms, master with en suite and a family bathroom.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not be installed and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Door to front elevation, laminate flooring, radiator, stairs leading to first floor and door giving access to integral garage

Lounge

UPVC double glazed patio doors giving access to rear garden
11.10m x 10.10m (36'5" x 33')

Kitchen

Fitted with a range of matching wall and base units, work surfaces, tiled splash backs, stainless steel sink one and a half bowl sink drainer unit, integrated electric oven, gas hob, cooker hood, plumbing for an automatic washing machine, space for a fridge, radiator, ceramic tiled flooring, UPVC double glazed window to rear and door giving rear access to garden.
11.00m x 9.00m (36'1" x 29'11")

Bedroom One

Two UPVC double glazed windows to front, two built in double wardrobes, radiator, with door giving access to en suite
13.00m x 10.70m (42'8" x 35'1")

Bedroom Two

with UPVC double glazed window to rear elevation, built in single wardrobe and radiator
9.70m x 7.00m (31'10" x 23'0")

Bathroom

Three piece suite comprising of bath, pedestal wash hand basin, low level w.c., part tiled walls, tiled flooring, radiator and obscure UPVC double glazed window to rear.
6.60m x 6.50m (21'8" x 21'4")

Cloakroom

Low level wc, pedestal wash hand basin, radiator and laminate effect flooring and radiator

Dining Room

UPVC double glazed window to front elevation laminate effect flooring and radiator
9.90m x 8.10m (32'6" x 26'7")

Landing

Stairs from entrance hallway with UPVC double glazed window to side, airing cupboard, doors leading to all bedrooms and bathroom.

En Suite

Double walk in shower cubicle with shower over, pedestal hand wash basin, low level w.c., partly tiled walls, heated towel radiator, tiles flooring, obscure UPVC double glazed window to front.
7.10m x 5.00m (23'4" x 16'5")

Bedroom Three

UPVC double glazed window to rear, built in cupboard and radiator
8.60m x 7.00m (28'2" x 23'0")

External

To the front of the property is a driveway providing off road parking, leading to an integral garage with power and light, housing the central heating boiler. To the rear elevation is a delightful garden with areas laid to lawn, side access via wooden side gate.

Photographs



Map



Notes