

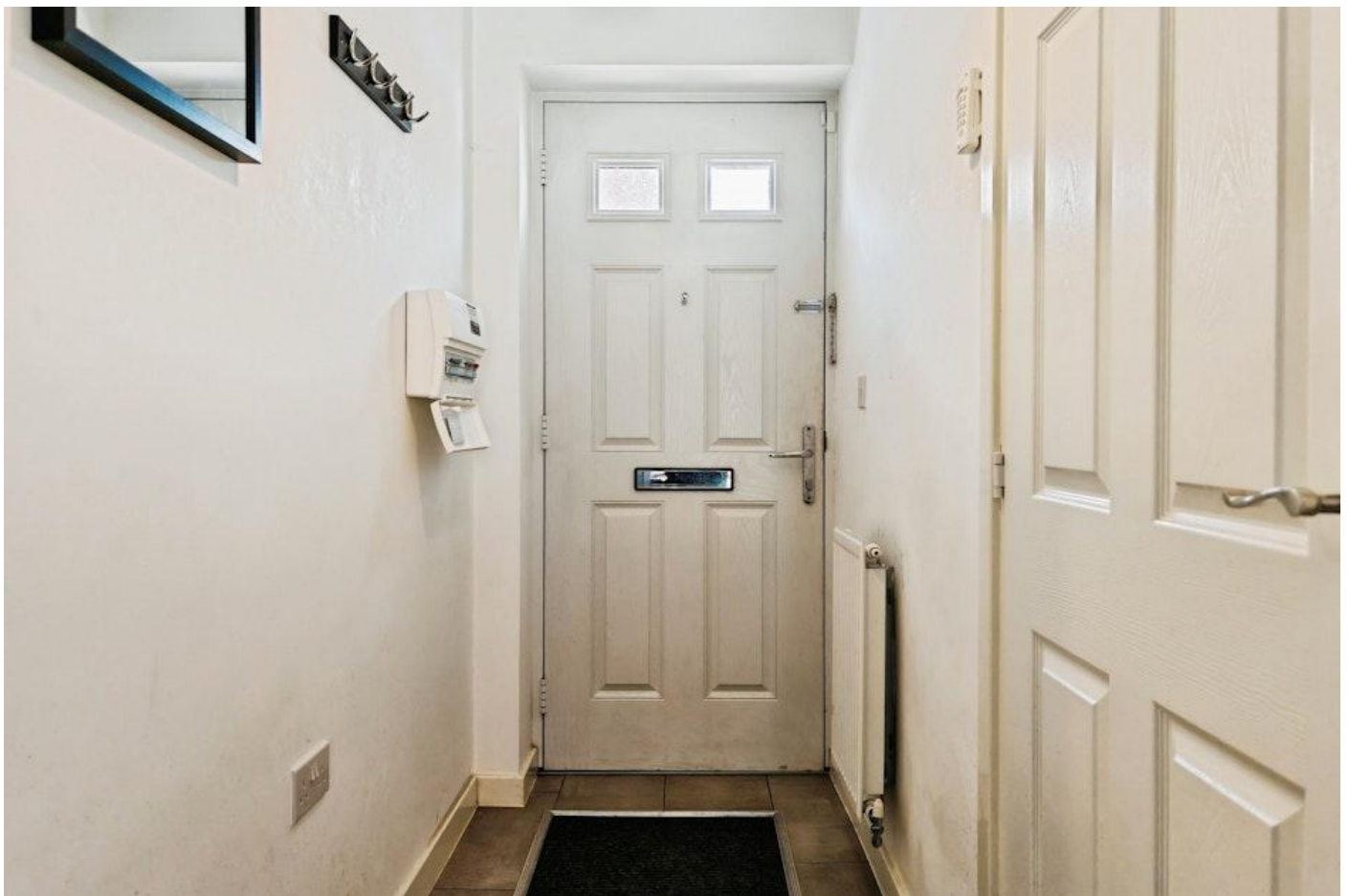


Netley Road, Derby, Derby



**£190,000**

- Two Double Bedrooms
- End Terrace
- Excellent Location
- Driveway
- Large Living Room
- Delightful Rear Garden
- Standard Construction
- Freehold
- EPC rating B
- Council Tax Band B



Sleek modern living combined with generous accommodation and a great plot; this fantastic home on Boulton Moor's Netley Road has it all!

This superb property is entered via an enclosed hallway, which provides access to both the ever-handy well-maintained ground-floor W.C. and the delightful large living space. The living room is a true highlight of the home, with fully-glazed French doors providing access to the rear garden. This space also connects to the modern kitchen, which features tasteful modern cabinetry, as well as a built-in electric oven with gas hob above.

The upper floor of this stellar home is equally impressive. The property benefits from two double bedrooms, the master of which contains built-in storage and is equipped with a charming window overlooking the rear garden. The internal accommodation is completed by the well-equipped family bathroom, containing a full-length bath with shower above, in addition to a sink and W.C.



Externally, the property benefits from a planting area to the front, as well as a large driveway to the side of the home, capable of housing multiple cars in tandem. The rear garden is a true scene-stealer, being generously proportioned whilst benefitting from a well-laid patio and fantastic decking.

To view this special property today, please contact the team at Northwood Derby to book your appointment.

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Hallway 2.65m x 1.1m (8'8" x 3'7")

Living Room 4.71m x 3.65m (15'6" x 12'0")

Kitchen 2.65m x 2.5m (8'8" x 8'2")

W.C.

Landing

Bedroom One 3.95m x 2.66m (13'0" x 8'8")

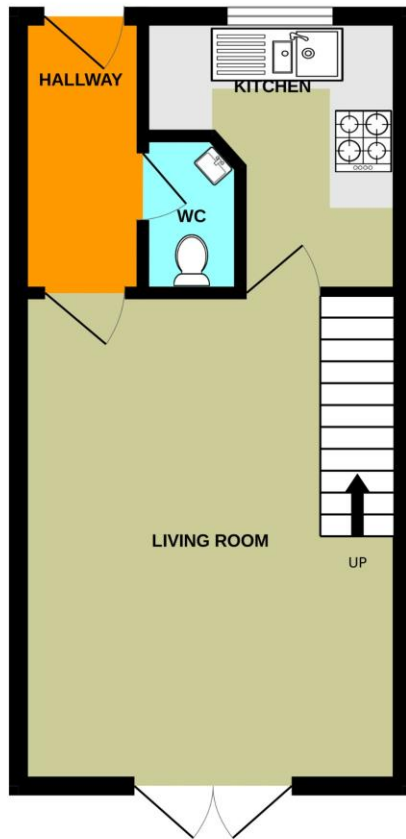
Bedroom Two 3.45m x 1.95m (11'4" x 6'5")

Bathroom 2.35m x 1.55m (7'8" x 5'1")

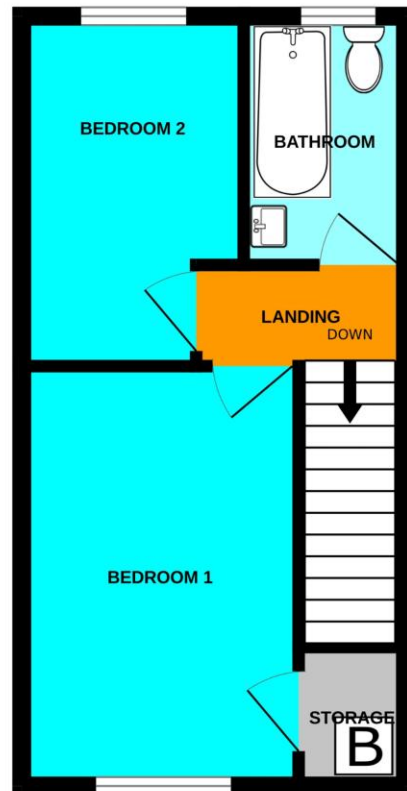




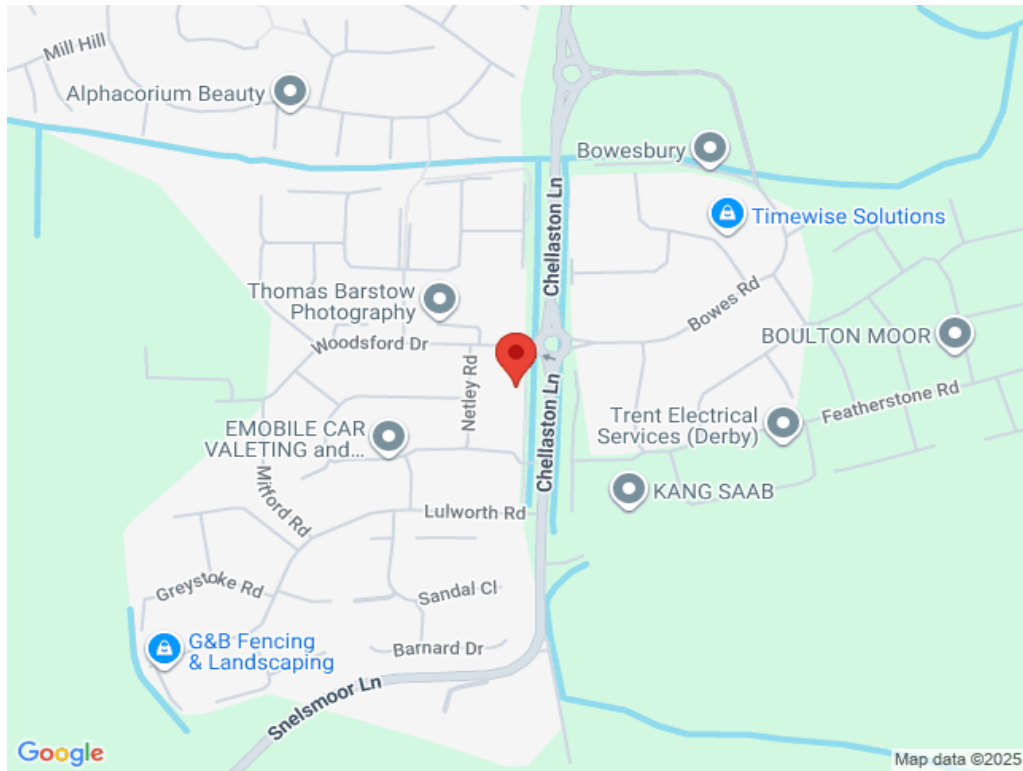
GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.  
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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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