



Windmill Hill Lane, Derby



Offers in excess of £255,000

- 3 Bedrooms
- Semi Detached
- Extended & Modernised
- Driveway & Garage
- Rear Sun/Playroom
- Beautiful Private Rear Garden
- Large Kitchen Diner
- Freehold
- EPC rating C
- Close to City Centre



This well-presented 3-bedroom semi-detached home offers a spacious and modern living environment, ideal for families or first-time buyers. The property features three generous bedrooms, along with a family bathroom that includes a separate toilet for added convenience.

The welcoming hallway leads to a bright lounge, and the open-plan modern kitchen/diner provides the perfect space for entertaining or family meals. This area flows seamlessly into a sunroom, which offers the added benefit of a WC and opens through patio doors to the garden, creating a wonderful indoor-outdoor connection.

Externally, the home boasts a detached garage and ample off-road parking, with iron gates to the right-hand side offering extra security and privacy. This charming property is not to be missed!



Externally

This property is a traditional, semi-detached house with a classic red-brick exterior, giving it a timeless and sturdy appearance. The front of the house features a convenient paved driveway, offering off-road parking for at least two vehicles. This is bordered with a light-coloured brick edging, which adds a neat and finished look to the driveway area. There is a low brick wall to the front, complemented by a grey painted fence, which provides privacy and clearly defines the boundary of the property.

Porch 1.31m x 0.94m (4'4" x 3'1")

This property features a practical and enclosed porch, offering extra protection from the elements and providing a welcoming entryway to the home. The porch has a tiled floor, ideal for keeping the main hallway clean, and is spacious enough for storing shoes or other outdoor items. The glass front door and side panels allow plenty of natural light to filter through, creating a bright and inviting space. The porch adds a functional and appealing touch to the entrance of the house.

Hallway 3.43m x 1.83m (11'4" x 6'0")

This welcoming hallway features a bright and neutral decor, with soft carpeting and modern light fittings, creating an inviting entrance to the home. The hallway provides convenient access to the lounge, the open-plan kitchen/diner, and the staircase leading to the first floor. The white staircase with its clean lines adds a touch of elegance, while the front door with its decorative glass panel allows natural light to fill the space, giving it a warm and airy feel.

Lounge 3.56m x 3.83m (11'8" x 12'7")

This bright and spacious lounge is located at the front of the property and features a charming bay window that allows plenty of natural light to flood the room, creating a warm and inviting atmosphere. The neutral décor and soft carpeting offer a blank canvas, making it easy to personalise and style to your taste. The bay window not only enhances the sense of space but also provides a lovely spot for enjoying views of the front of the property. This lounge is perfect for relaxing or entertaining guests.

Kitchen Diner 5.65m x 2.9m (18'6" x 9'6")

This modern kitchen/diner is beautifully designed with a sleek and contemporary finish, featuring integrated appliances such as a dishwasher, fridge freezer, electric hob, extractor fan, double oven, and washing machine, making it a fully equipped

and functional space. The kitchen area offers plenty of storage with stylish cabinetry, and the worktops provide ample preparation space for cooking. The dining area, conveniently situated next to the kitchen, has patio doors that lead directly to the sunroom, allowing natural light to flood in and creating an easy flow to the outdoor space. This kitchen/diner is perfect for both family meals and entertaining guests.

Sunroom 5.65m x 2.63m (18'6" x 8'7")

This bright and spacious sunroom serves as a versatile additional living area, featuring large windows that allow plenty of natural light to fill the space and provide lovely views of the garden. The room is finished with practical tiled flooring, making it both stylish and easy to maintain. There is convenient access to the garden through patio doors, making it ideal for indoor-outdoor living. The white wooden door leads to a separate WC, adding extra functionality to this space. This sunroom offers a perfect blend of relaxation and practicality, ideal for enjoying the outdoors in comfort.

WC 1.43m x 0.78m (4'8" x 2'7")

This is a compact and modern downstairs cloakroom or WC. The room features a sleek, white ceramic sink unit with under-sink storage, providing a practical and neat solution for storing bathroom essentials. The contemporary chrome mixer tap adds a touch of elegance, while the light grey tiling splashback behind the sink maintains an easy-to-clean surface. The toilet is positioned beside the sink, and there is a small shelf behind it for toilet paper or small decorative items.

Bathroom 1.67m x 2.33m (5'6" x 7'7")

This modern family bathroom features a stylish design with floor-to-ceiling tiles that create a clean and contemporary feel. It includes a bath with an overhead rain shower and a glass screen, providing a luxurious bathing experience. The vanity unit with an integrated sink offers ample storage, keeping the space organized, while the heated towel rail ensures warmth and convenience. A frosted window allows plenty of natural light, maintaining privacy while brightening the room. The sleek wood-effect flooring adds a touch of warmth to this elegant bathroom.

Toilet Room 0.78m x 1.47m (2'7" x 4'10")

This separate toilet room offers a clean and modern design, featuring floor-to-ceiling neutral tiles that create a bright and spacious feel. It has a white WC and a small frosted window, allowing natural light while maintaining privacy. The wood-





effect flooring adds warmth and complements the overall contemporary style. This additional WC is a practical feature, ideal for busy households.

Bedroom 1 3.93m x 2.67m (12'11" x 8'10")

This spacious bedroom overlooks the front of the property and features a large built-in wardrobe with sleek sliding doors, providing ample storage space while enhancing the room's modern feel. The neutral décor and carpeting offer a blank canvas, allowing you to personalise the room to your taste. The large window ensures plenty of natural light, making the space feel bright and welcoming. This bedroom is perfect as a master suite or guest room.

Bedroom 2 3.36m x 3.02m (11'0" x 9'11")

This bright and spacious bedroom overlooks the rear garden, offering a peaceful and private outlook. The room features built-in storage cupboards, providing ample space for clothes and belongings, and is finished with neutral décor and soft carpeting, creating a cosy and versatile environment. The large window allows plenty of natural light to flow in, making the room feel airy and welcoming. This space is perfect as a child's room, guest bedroom, or home office.

Bedroom 3 2.35m x 2.79m (7'8" x 9'2")

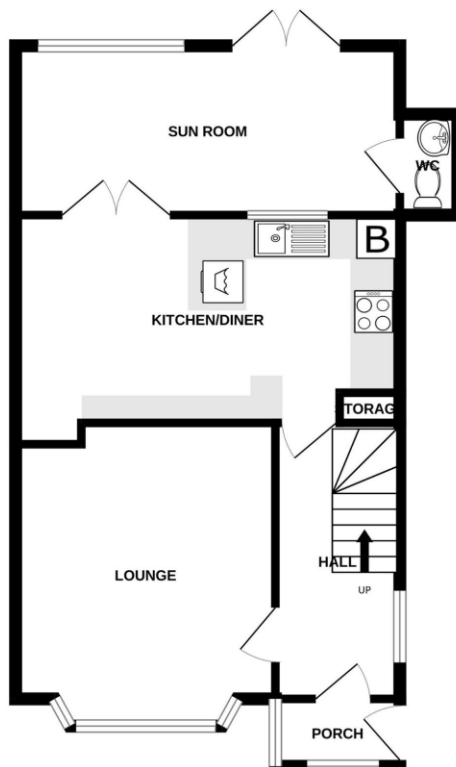
This cosy bedroom is located at the front of the house and features a large window that lets in plenty of natural light, creating a bright and airy atmosphere. The room is neutrally decorated, making it easy to personalise and adapt to your taste. With soft carpeting, this space offers a warm and comfortable environment, perfect for use as a child's bedroom, nursery, or guest room.

Garden

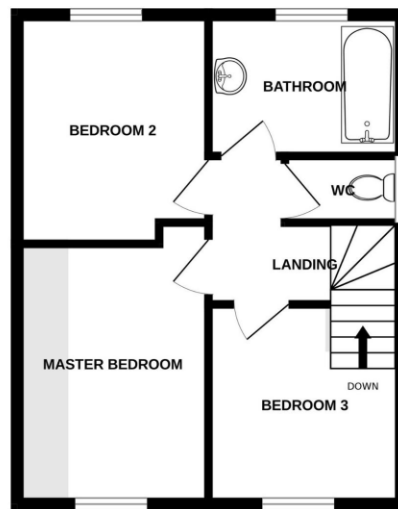
This is a spacious and well-maintained rear garden that offers a combination of practicality and leisure space, ideal for families or those who enjoy outdoor living. The garden features a large paved patio area directly adjacent to the house, providing ample space for outdoor seating, barbecues, or entertaining guests. This paved area is bordered by a low brick wall, creating a clear and defined space for relaxation.

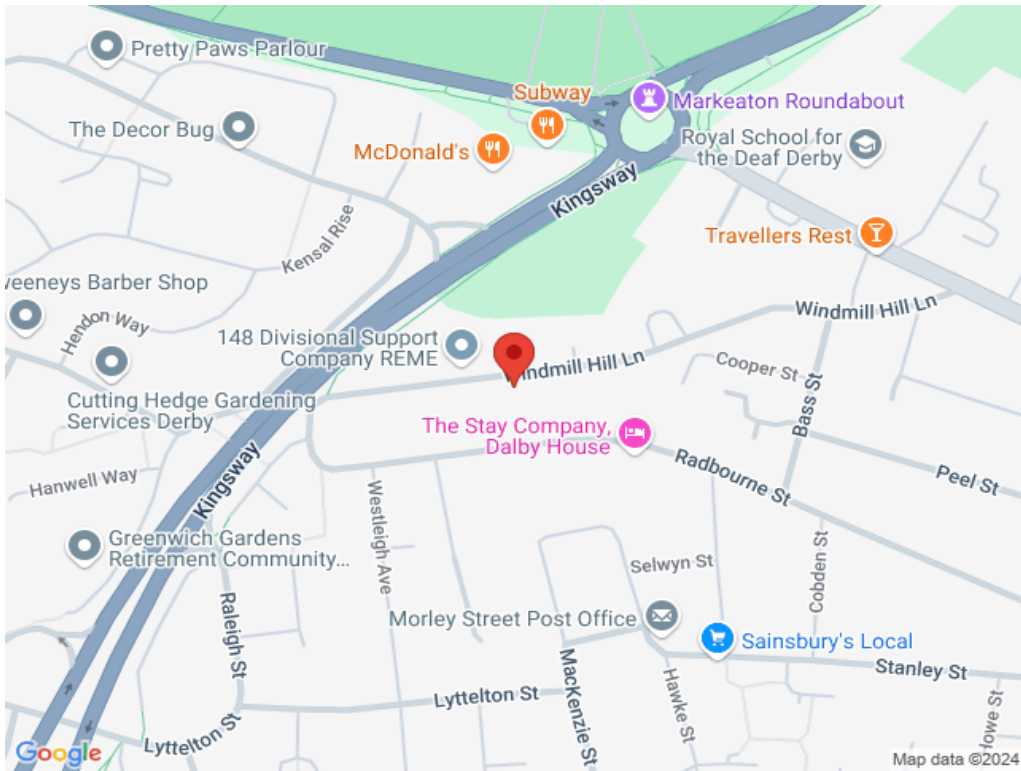
To the right, there is an elevated wooden decking area with a decorative rope handrail, which adds a touch of character to the garden. This section offers another versatile space for outdoor furniture or as a spot to enjoy the sunshine.

GROUND FLOOR



1ST FLOOR





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