



35 Main Street, Derby, DE74 2RB

Offers Over £280,000

Tucked away in the picturesque village of Hemington this thoughtfully designed and beautifully maintained property features three generously sized bedrooms, making it an ideal choice for families, couples, or anyone in need of a little extra room.

At the heart of the home is a bright and welcoming reception room, perfect for both relaxing evenings and entertaining guests. A handy ground-floor cloakroom adds everyday practicality, while the overall layout offers both comfort and functionality. Occupying a larger-than-average plot, the house is complemented by well-kept, private gardens—a peaceful outdoor haven with plenty of space to unwind or enjoy alfresco dining. With the added bonus of off-road parking and a garage, this home ticks all the boxes for modern village living.

Located on the charming Main Street, you'll find yourself immersed in the tranquility of countryside life, yet still within easy reach of local amenities and commuter routes. Whether you're upsizing, relocating, or simply seeking a home that offers more, this property presents a rare opportunity to enjoy contemporary living in a delightful rural setting.

Entrance Hallway 4'0" x 8'5" (1.22m x 2.57m)

Entrance via UVPC door, gas central heating radiator, useful under stair storage, wooden flooring.

Downstairs W/C 2'11" x 8'11" (0.89m x 2.72m)

With a window to the side elevation, low level W/C, hand wash basin with storage under and tiled splash back, gas central heating radiator, tiled flooring.

Kitchen 8'10 x 11'10 (2.69m x 3.61m)

With a window to the front elevation, HotPoint electric oven and grill, integrated fridge freezer, plumbing for washing machine and dishwasher, four ring gas stove with overhead extractor, range of eye and base level cupboards, half tiled walls, tiled flooring.

Lounge 16'9" x 12'11" (5.11m x 3.94m)

With double patio doors leading to the rear garden, gas fire with surround and mantel, gas central heating radiator, stairs leading to first floor, carpeted flooring.

Stairs Leading To First Floor

Family Bathroom 7'6" x 5'10" (2.29m x 1.80m)

With a frosted window to the front elevation, pedestal hand wash basin, spa bath with wall mounted shower, low level W/C, heated towel rail, half tiled walls, vinyl flooring.

Bedroom One 12'11" x 10'0" (3.96m x 3.05m)

With a window to the rear elevation, gas central heating radiator, fitted wardrobes to include shelving and hanging rails, carpeted flooring.

Bedroom Two 8'11" x 12'0" (2.74m x 3.68m)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Bedroom Three 6'7" x 6'11" (2.01m x 2.13m)

With a window to the rear elevation, gas central heating radiator, fitted wardrobe to include shelving and hanging rails, carpeted flooring

Rear Garden

A private mature rear garden with paved patio, stoned areas, flower beds, laid lawn, additional space to the side elevation of the property with the potential to add a double storey extension (STPP)

Garage - single garage with manual up and over door.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there

will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

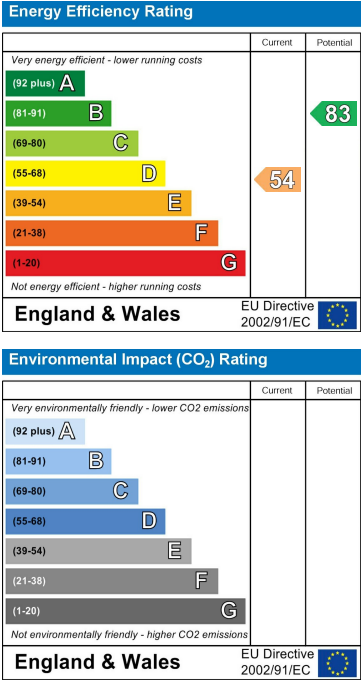
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.