



## **13 Harcourt Place, Derby, DE74 2XJ**

**£275,000**

This remarkable semi-detached property offers an exceptional living experience- with three well-proportioned bedrooms and a thoughtfully designed reception space, this property is perfect for families or those seeking extra space.

This property has SO many highlights to mention such as the stunning bifold doors that seamlessly connect the indoor and outdoor spaces, the extremely spacious driveway leading to the detached garage and the Juliette balcony to the master bedroom which looks out to the beautifully landscaped rear.

The private landscaped rear garden is a true oasis, perfect for enjoying sunny afternoons or hosting summer barbecues. Situated on a corner plot, the garden also offers delightful views of the village and the iconic church spire, enhancing the overall charm of the setting. Located in a quiet cul-de-sac, this home is within walking distance to the village centre, where you can find a variety of local shops, cafes, and amenities.

### Front Aspect

With a stoned driveway for multiple vehicles, gate leading to large double garage with electric up and over door, electricity, lighting and tap.

### Entrance Hallway 6'04 x 9'06 (1.93m x 2.90m)

Entrance via composite door, gas central heating radiator, stairs rising to first floor, tiled flooring.

### Kitchen 8'09 x 8'10 (2.67m x 2.69m)

With a window to the front elevation, integrated washing machine, integrated dishwasher, integrated fridge freezer, AEG electric oven, SMEG electric stove, overhead extractor fan, range of eye and base level cupboards, half tiled walls and tiled flooring.

### Lounge Diner 9'10 x 13'09 (3.00m x 4.19m)

With bi-fold door leading to rear garden, gas central heating radiator, gas fireplace with mantel, surround sound system, wooden flooring.

### Stairs Rising To First Floor

With a window to the side elevation, access to the loft, storage cupboard.

### Bedroom One 9'05 x 8'06 (2.87m x 2.59m)

With a juliet balcony, fitted wardrobes with shelving and hanging rails, gas central heating radiator, carpeted flooring.

### Bedroom Two 8'11 x 6'02 (2.72m x 1.88m)

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

### Bedroom Three 6'07 x 6'03 (2.01m x 1.91m)

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

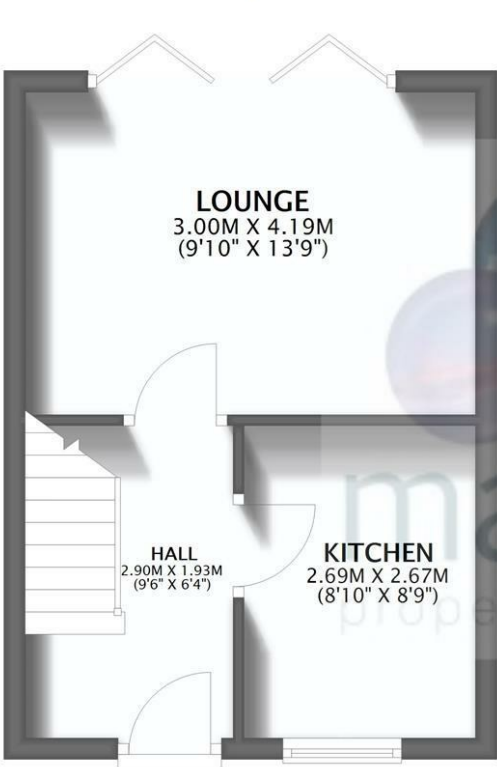
### Rear Garden

A private and landscaped rear garden, with raised borders, porcelain tiles, laid lawn, access to the large double garage

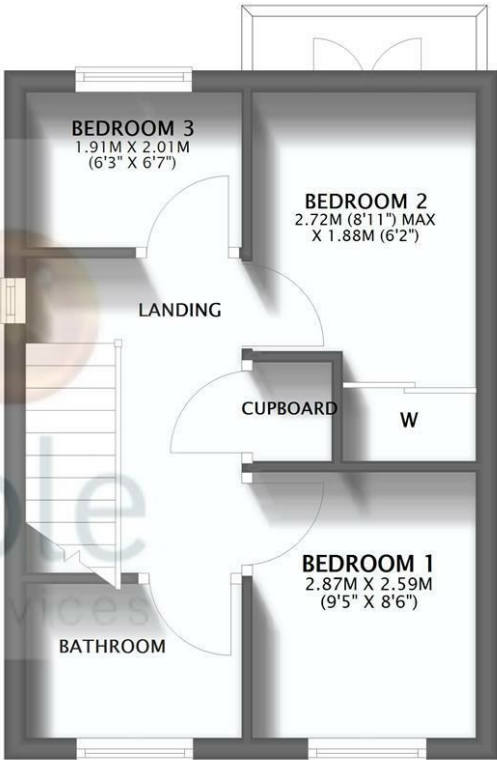


Floor Plan

**GROUND FLOOR**  
APPROX. 25.2 SQ. METRES (270.7 SQ. FEET)

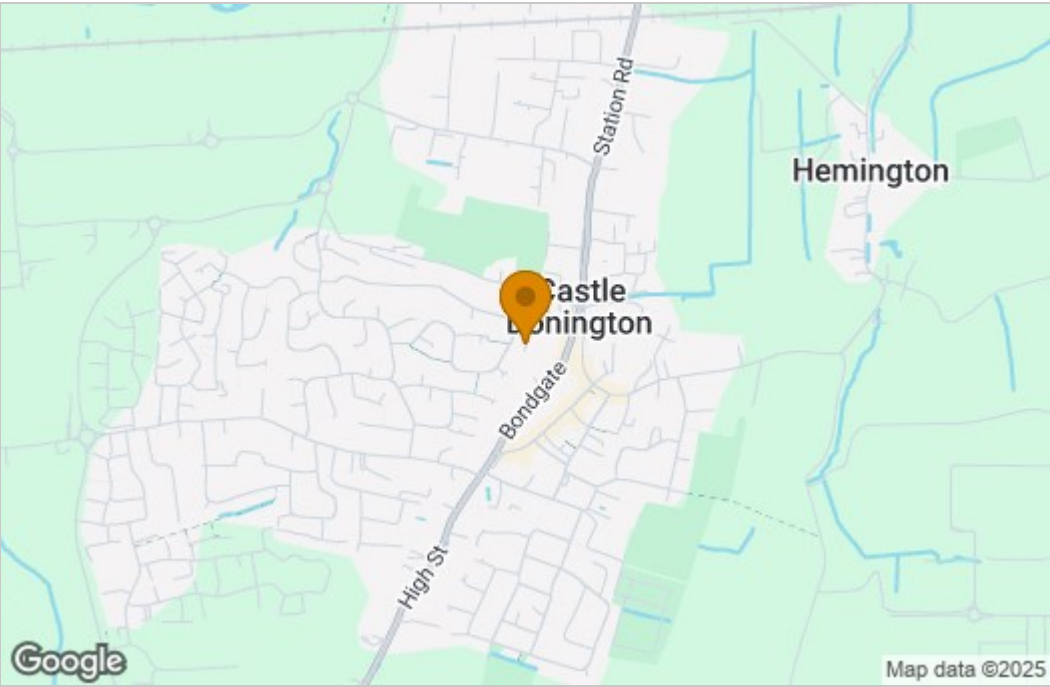


**FIRST FLOOR**  
APPROX. 25.2 SQ. METRES (270.7 SQ. FEET)

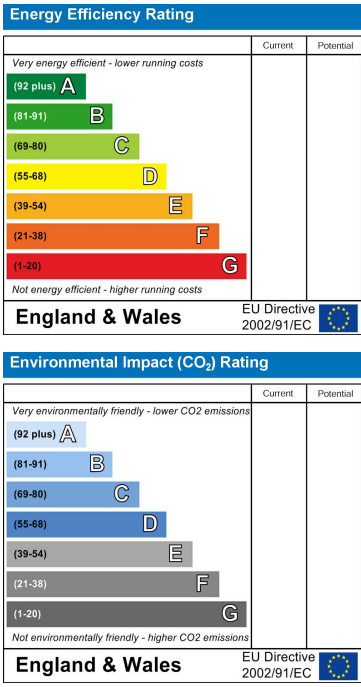


**TOTAL AREA: APPROX. 50.3 SQ. METRES (541.5 SQ. FEET)**  
Plus Garage Approx 18.3 sq m  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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